



CIVIC ADDRESS: 1510 & 1516 47 STREET SE
 LAND USE CLASS: R-OG
 LOT SIZE: 12,000 SF. (100'X120')
 PROPOSED USE: FOURPLEX - 16 UNITS
 (WITH 8 SECONDARY SUITES)
 HEIGHT: 3 STOREY
 PARKING: 8 STALL IN PRIVATE GARAGES
 TOTAL RESIDENTIAL FLOOR AREA: ±15,160 SF.

1510 & 1516 47 STREET SE, CALGARY - FOURPLEX DEVELOPMENT

PxJ Design A-1

1516 47 Street Calgary Alberta

\$598,000

Attention investors and developers! This property is being sold together with 1510 47 St SE, creating a substantial 100' x 120' (12,000 sf) combined lot with immense development potential. There is potential to get up to 8 townhomes with 8 legal basement suites, for a total of 16 units. This redevelopment project could cater to Calgary's growing demand for housing. Currently featuring a ILLEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed illegal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and two bedrooms. The exterior of the home is equally impressive, with an oversized detached double garage, an additional parking pad, and a beautifully landscaped private yard perfect for entertaining. Whether you're an experienced builder or developer seeking your next project or an investor looking to capitalize on cash flow and future development possibilities, this offering is truly exceptional. Owner is unaware of any permits for the basement development. (id:6769)

Listing Presented By:



Originally Listed by:
 Royal LePage METRO

4pc Bathroom 5.67 Ft x 6.42 Ft	Bedroom 10.00 Ft x 10.42 Ft
Bedroom 10.75 Ft x 11.50 Ft	Bedroom 10.00 Ft x 8.00 Ft
Bedroom 11.08 Ft x 9.00 Ft	Foyer 5.33 Ft x 4.25 Ft
Kitchen 11.08 Ft x 10.25 Ft	Kitchen 9.58 Ft x 14.92 Ft
Recreational, Games room 11.00 Ft x 14.50 Ft	Living room 13.42 Ft x 15.50 Ft
Storage 3.75 Ft x 2.67 Ft	Primary Bedroom 9.58 Ft x 11.17 Ft
Furnace 10.67 Ft x 15.08 Ft	Other 3.00 Ft x 3.25 Ft
4pc Bathroom 9.58 Ft x 5.08 Ft	Other 3.00 Ft x 3.25 Ft



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca