



2040 47 Street Calgary Alberta

\$590,000

Incredible Investment Opportunity on a Prime Corner Lot! This classic bungalow sits on an RC-G zoned corner lot measuring 6,600 sq ft with 55 feet of frontage—perfect for redevelopment or holding as a high-potential income property. Ideally located roughly 15 minutes from downtown and with a wide range of amenities that are even closer, this property is perfect for investors, developers, or homeowners seeking versatility. Situated close to transit, schools, parks, and numerous amenities, this location is unbeatable. Offering close to 2,000 sq ft of developed living space, the home features a spacious main floor and a large illegal basement suite—ideal for live-up/rent-down or full rental income. The double detached garage adds extra value and functionality. The RC-G zoning allows for a variety of redevelopment options including row housing or multi-family housing, making this a standout opportunity in a sought-after area. Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside. (id:6769)

Kitchen 17.75 Ft x 10.00 Ft

Living room 14.92 Ft x 12.75 Ft

Laundry room 10.33 Ft x 8.50 Ft

Bedroom 16.75 Ft x 10.33 Ft

4pc Bathroom 8.42 Ft x 7.33 Ft

Kitchen 17.50 Ft x 11.17 Ft

Dining room 9.67 Ft x 8.58 Ft

Living room 13.50 Ft x 12.33 Ft

Bedroom 14.00 Ft x 9.92 Ft

Bedroom 10.75 Ft x 8.00 Ft

Bedroom 10.25 Ft x 8.67 Ft

4pc Bathroom 6.83 Ft x 4.92 Ft

Listing Presented By:



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