



2208 47 Street Calgary Alberta

\$485,000

Attention all investors, opportunity knocks with this R-CG zoned bungalow on a full lot, offering excellent redevelopment potential or steady rental income. The main level features 3 bedrooms and 1 bathroom. While the basement offers a separate entrance with 1 bedroom, a den, and a full bathroom - perfect for extended family living or generating additional rental income. Located in a high-demand rental area, close to schools, parks, shopping, and public transit. R-CG zoning provides flexibility for future multi-unit development. Whether you're looking to buy-and-hold, renovate, or redevelop, this property is a smart addition to your portfolio.

Contact today to schedule a showing! (id:6769)

Furnace 6.00 Ft x 5.75 Ft
Laundry room 3.33 Ft x 5.67 Ft
Kitchen 8.58 Ft x 15.25 Ft
Other 11.33 Ft x 10.25 Ft
Bedroom 11.83 Ft x 10.83 Ft
4pc Bathroom 7.50 Ft x 7.00 Ft
Dining room 6.08 Ft x 10.25 Ft
Family room 15.08 Ft x 11.42 Ft

Dining room 8.58 Ft x 10.08 Ft
Kitchen 9.42 Ft x 17.50 Ft
Primary Bedroom 14.08 Ft x 9.92 Ft
Bedroom 10.83 Ft x 8.00 Ft
Bedroom 8.67 Ft x 10.17 Ft
4pc Bathroom 5.00 Ft x 6.75 Ft
Living room 12.00 Ft x 13.42 Ft
Other 5.33 Ft x 9.33 Ft

Listing Presented By:



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Century 21 Bravo Realty

<http://www.wesellcalgaryhomes.com/>

RE/MAX Realty Professionals

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