

# \$524,000 - 2236 47 Street Se, Calgary

MLS® #A2190499

**\$524,000**

4 Bedroom, 4.00 Bathroom, 1,054 sqft  
Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

This detached home will be of interest to new Investor looking to increase their number of rental units. This home has good Cash Flow for investors and first time owner with interest in getting experience and involvement in Real Estate Rental business. The long term existing tenants are willing to stay and new owners might take immediate possession if the Buyer assumes existing tenants.. The four separate living units in this grand fathered Non conforming illegal units generates good monthly revenue and has potential for more, should the rent be adjusted to current monthly rent of similar suites in the city. There are One Two-Bedroom and One Bachelor suites on the Mainfloor and the basement has One One-bedroom and One Bachelor suites. Every suite has one 4-piece bathroom. three suites has full functional kitchens with fridge and stoves. Other features of the property, with Southwest facing frontage are paved two RV Parking stall which may be converted to Four Cars parking stalls. The backyard is dominated with a massive Garage/Workshop that boasts a 10 foot Single garage door, a second floor Office/Mezzani that was once an Upholstry?Antique Furniture workshop. The potential for more income generation is huge with some TLC ; to take care of some deferred maintenance that exist in the property.

Built in 1959

## Essential Information



MLS® #	A2190499
Price	\$524,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,054
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Active

### **Community Information**

Address	2236 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1L6

### **Amenities**

Parking Spaces	5
Parking	Parking Pad, RV Access/Parking, Carport, Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer, Gas Dryer
Heating	Forced Air, Hot Water, Natural Gas, Mid Efficiency
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters, RV Hookup
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Lot Description	Back Lane, Landscaped, City Lot, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 26th, 2025
Days on Market	72
Zoning	R-CG

### **Listing Details**

Listing Office	Elephant Realty Services
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