

780-228-4266 al@grassrootsrealtygroup.ca

1510 47 Street SE Calgary, Alberta

Forced Air

Laminate, Linoleum

Asphalt Shingle

Finished, Full

Wood Frame

See Remarks

Poured Concrete

MLS # A2197630

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\$598,000

Гуре:	Residential/House					
Style:	Bungalow					
Size:	956 sq.ft.	Age:	1953 (72 yrs old)			
Beds:	4	Baths:	2			
Garage:	Double Garage Deta	iched				
Lot Size:	0.14 Acre					
_ot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot					
	Water:	-				
	Sewer:	-				
	Condo Fee:	-				
	LLD:	-				
	Zoning:	R-CG				

Inclusions: NA

Heating:

Floors:

Roof:

Basement:

Foundation:

Exterior:

Features:

Attention investors and developers! This property is being sold together with 1516 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 LEGAL SUITED HOME, with tenants in place. The functional main floor offers a spacious living room, a bright white kitchen, a full bathroom, and three generously sized bedrooms. The lower level features a fully developed legal suite with its own separate entry, full kitchen, shared laundry, full bathroom, and one bedroom. 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.