

\$459,900 - 2427 47 Street Se, Calgary

MLS® #A2250314

\$459,900

3 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

"" OPEN HOUSE: SATURDAY, AUGUST 23, 2:00 - 4:00 PM "". Excellent 3 bedroom, 2 bathroom opportunity for you as a starter home, young family home, investment option. Very quiet location and neighborhood (great neighbors who look out for each other), 1053 sq ft bungalow with updating including kitchen cabinet fronts, bathrooms, oak hardwood flooring and basement partly complete (needs flooring and ceilings). Basement rooms include an upgraded 3 piece bathroom, large rooms for future family room, games area and future den/bedroom. Upgrades within the home include: hi efficiency furnace (2022), hot water tank (2022), roof shingles (2015), dishwasher (2024), two e-gress windows in the basement (2021), garage door replaced (2021), electric panel (approximately 1980), sewer line rootered (2023), plumber inspected plumbing lines, taps and drains (2025), furnace maintenance program (\$20 a month)

Built in 1959

Essential Information

MLS® #	A2250314
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,053



Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2427 47 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1L7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Soaking Tub
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground
Lot Description	Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	2

Zoning R-CG

Listing Details

Listing Office Royal LePage Solutions

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