

# \$524,900 - 703 47 Street Se, Calgary

MLS® #A2225361

**\$524,900**

3 Bedroom, 2.00 Bathroom, 1,020 sqft

Residential on 0.15 Acres

Forest Heights, Calgary, Alberta

Hidden Gem in Forest Heights! This 3-bedroom, 2-bathroom detached bungalow offers over 2,000 sq. ft. of total living space and was completely gutted and rebuilt in 2004. The basement has a separate walk-up entrance and could be easily suited. It is fully finished with a 3-piece bathroom, storage room, and large rumpus area. Located directly across from schools and parks, it's™ ideal for families. The extra-large lot gives you plenty of front and backyard space. The desirable, west facing backyard is well-maintained and ready for your green thumb with plenty of gardening space. An added plus is the paved back alley access to your huge oversized double dream garage that can fit 4 cars. It measures 34'™ x 24'™ and includes 12-ft ceilings, 10-ft doors, 240-volt power, and a rough-in for in-floor heating. In addition to the garage you have a drive way along the side of the house for additional off street parking. It doesn't get any better than this!

Built in 1963

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2225361  |
| Price      | \$524,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,020       |
| Acres          | 0.15        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 703 47 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1P7          |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 3                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Separate Entrance   |
| Appliances        | Dishwasher, Electric Oven, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 87   |
| Zoning         | R-CG |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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