2035 47 Street SE

Calgary | Active | MLS® A2352390

$545,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1959**	**987 sq. ft.**

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Listed by REMAX Innovations

A closer look

A bright, inviting home with thoughtful updates, a beautiful yard and room to grow. Welcome to 2035 47 Street SE in the established community of Forest Lawn. With approximately 980 sq. ft. on the main floor, this home offers a comfortable layout with three bedrooms, a full 4-piece bathroom and generous living spaces that make the most of every square foot.

Large windows bring natural light into the living room, creating a welcoming space to relax or gather with family. The spacious kitchen offers room for everyday cooking and dining, while the neutral finishes throughout provide an easy backdrop for your own style.

Downstairs, the developed basement adds valuable space and flexibility. A recreation room offers space for movie nights, hobbies or a second family gathering area, while two additional rooms offer potential for future bedrooms, subject to applicable requirements. A kitchen and 3-piece bathroom are already in place, along with a laundry area, giving buyers a starting point to explore a future mortgage helper, subject to City approvals and any required upgrades.

Outside, the attractive yard provides space to garden, enjoy summer barbecues or simply unwind. Updates to the windows, siding, roof, soffit, fascia and gutters add to the home’s appeal, with the distinctive red and white exterior giving it a welcoming presence.

Set in a convenient southeast location, this property brings together comfortable main floor living, useful outdoor space and a flexible lower level. Whether you are purchasing your first home, making room for extended family or exploring future income potential, this is a home with options for the years ahead.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352390
Bedrooms	3
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	987 sq. ft.
Acreage:	No
Lot Area:	5,909 sq. ft.
Lot Frontage:	49'5"
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8271HN
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Forest Lawn
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	Refrigerator in basement, 3 TV Mounts
Restrictions:	None Known
Main Floor	Bedroom · 11'8" × 8' ·
Main Floor	Bedroom · 11'5" × 8'3" ·
Main Floor	Dining Room · 11'7" × 5'1" ·
Main Floor	Kitchen · 15'10" × 11'5" ·
Main Floor	Living Room · 15'4" × 9'11" ·
Main Floor	Bedroom - Primary · 11'9" × 11'8" ·
Basement	Den · 10'8" × 7'7" ·
Basement	Den · 11'11" × 11'6" ·
Basement	Kitchen · 11'1" × 8'7" ·
Basement	Laundry · 11' × 10'2" ·

Basement	Game Room · 14'10" × 14'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2035-47-street-se-calgary-a2352390/

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