



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2040 47 Street SE
Calgary, Alberta

MLS # A2233702



\$590,000

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		
Inclusions:	Basement: Refrigerator, Electric Stove, Hood Fan		

Incredible Investment Opportunity on a Prime Corner Lot! This classic bungalow sits on an RC-G zoned corner lot measuring 6,600 sq ft with 55 feet of frontage—perfect for redevelopment or holding as a high-potential income property. Ideally located roughly 15 minutes from downtown and with a wide range of amenities that are even closer, this property is perfect for investors, developers, or homeowners seeking versatility. Situated close to transit, schools, parks, and numerous amenities, this location is unbeatable. Offering close to 2,000 sq ft of developed living space, the home features a spacious main floor and a large illegal basement suite—ideal for live-up/rent-down or full rental income. The double detached garage adds extra value and functionality. The RC-G zoning allows for a variety of redevelopment options including row housing or multi-family housing, making this a standout opportunity in a sought-after area. Whether you're looking to invest, redevelop, or live with rental income, this property checks all the boxes. Don't miss this rare chance to secure a valuable piece of real estate with significant upside.