

# \$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
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Days on Market	42
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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