

# \$579,900 - 1523 48 Street Se, Calgary

MLS® #A2236925

**\$579,900**

4 Bedroom, 3.00 Bathroom, 884 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Welcome to fully renovated home, this time in desire Community of Forest Lawn. This immaculately FULLY renovated Bungalow, is perfect investment property to live up and rent down or rent both. Comes with total of 4 bed, 2.5 washroom, 2 kitchen, 2 living, 2 separate laundries, separate entrance. and huge backyard with Double Detached Garage along with ample street parking on quite street. Here we go, as you enter to open concept living room, dinning, high end kitchen with quartz, island, SS appliances, separate laundry, full 4 pc washroom, 2 pc ensuite washroom, 2 bedroom, high end vinyl plank through out the floor. Basement, has its own separate entrance, comes with illegal suite, huge living, kitchen, full 4 pc washroom, 2 bed rooms, carpet on the floor, separate laundry, utility room. Located on quite street, walking distance from Bob Bahan Aquatic & Fitness Centre, close to 17 Ave, Stoney Trail, Deerfoot, 52 ST, Memorial drive, and close to most of the amentias such as school, shopping, and you name it, enjoy the showing and feel free to call for private viewing thx..

Built in 1963

## Essential Information

MLS® # A2236925

Price \$579,900

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 884         |
| Acres          | 0.13        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1523 48 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1R8           |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full  |

### Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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