

# \$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	59
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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