

# \$519,900 - 812 47 Street Se, Calgary

MLS® #A2216721

**\$519,900**

4 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.14 Acres

Forest Heights, Calgary, Alberta

Very well maintain home . 4-level split home is nestled in on a lovely quiet street in the heart of Forest Heights within proximity to excellent schools, transit, parks, food and shopping. With over 1,600 square feet of developed living space, this property offers a comfortable yet spacious layout perfect for families of all sizes. 4 large bedrooms with closet , 2 full bath , double oversize garage . Separate basement entrance, central air conditioning, front and rear driveway for R.V parking. paved back lane. Double garage with attached shed for workshop ... Must see ...

Built in 1961

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2216721      |
| Price          | \$519,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 902           |
| Acres          | 0.14          |
| Year Built     | 1961          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 812 47 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A1R1           |

### Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Parking Spaces | 2                                                                         |
| Parking        | Double Garage Detached, Driveway, Insulated, Oversized, RV Access/Parking |
| # of Garages   | 2                                                                         |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                            |
| Appliances        | Central Air Conditioner, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                             |
| Cooling           | Central Air                                                                            |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 9             |
| Zoning         | R-CG          |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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