



1527 49 Street SE  
Calgary, Alberta

MLS # A2306320



**\$525,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	966 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**\*\*Fantastic Opportunity Near Recreation & Amenities!\*\*** Located just steps from Ernie Starr Arena and Bob Bahan Aquatic & Fitness Centre, this property offers an unbeatable combination of location, lot size, and potential. Situated on a wide street with excellent access to schools, libraries, recreation centres, and International Avenue SE, this is an ideal opportunity for first-time buyers, renovators, or investors. The standout feature here is the **\*\*expansive south-facing backyard\*\***, offering all-day sun and exceptional space for outdoor living. The property includes a **\*\*large oversized garage\*\*** and **\*\*rear RV parking\*\***, making it perfect for those needing extra storage or workspace. A front car pad adds additional convenience. Inside, the home is dated but full of potential—ready for your personal touch or renovation vision. The **\*\*hardwood floors\*\*** can be refinished to restore their original charm. The current layout features an oversized primary bedroom (converted from two bedrooms), which can easily be reverted back to a three-bedroom configuration if desired. The **\*\*roof, windows, and heating system appear to be in solid condition\*\***, offering peace of mind as you plan your updates. The basement previously contained an **\*\*illegal suite\*\***, presenting further potential for redevelopment (subject to city approval). This is an **\*\*estate sale\*\***, and the property is being sold **\*\*&quot;as is, where is.&quot;** With an attractive price point and incredible lot features, this is a rare opportunity to secure a property with both immediate value and long-term upside. Don't miss your chance to unlock the full potential of this well-located home!