



GRASSROOTS
REALTY GROUP

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1527 46 Street SE
Calgary, Alberta

MLS # A2321172



\$578,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions:	None
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Looking for a RARE INVESTMENT OPPORTUNITY WITH A LEGAL BASEMENT SUITE? Look no further! This well-kept bungalow is a total money-maker, perfect for investors or anyone wanting a huge mortgage helper. The main floor is already a super successful Airbnb that brings in top dollar, while the fully legal basement suite is currently rented out for steady, reliable cash flow month after month. Sitting on a massive 5900 sq. ft. R-CG zoned lot, this property lets you collect two rent checks today, while sitting on a goldmine for future development tomorrow. Whether you want to buy and hold or enjoy instant cash flow, this is the one! This detached home features 5 bedrooms and two 4-piece bathrooms. The downstairs cabinetry and upstairs living room floors were newly updated in November 2025. Unbeatable location with exceptional accessibility! Walking distance or a short drive to local schools, parks, shopping, and transit. Features seamless access to major corridors including International Avenue (17 Ave SE), Deerfoot Trail, and Stoney Trail