

# \$459,900 - 1508 49 Street Se, Calgary

MLS® #A2264381

**\$459,900**

3 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.15 Acres

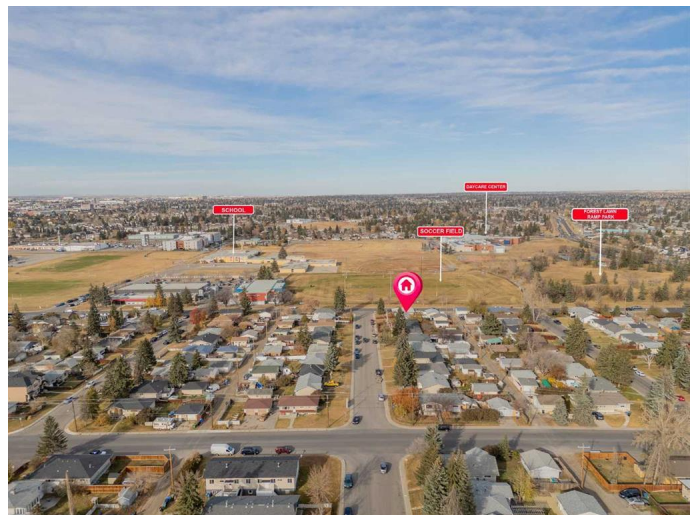
Forest Lawn, Calgary, Alberta

50' X 127' Lot with R-CG Zoning. Redevelop, rent or relocate to this convenient location just steps to schools, shopping, forest lawn athletic park, and 15 minutes to downtown Calgary. This charming bungalow has been lovingly cared for and updated throughout. The main floor offers an open concept floor plan with plank flooring throughout, an updated kitchen, stainless steel appliances (estimated 2017), island with eat up bar and electric fireplace with brick facing, a bright living room with a big bay window and the dining room has a built-in table with adjustable sizing. There are 3 bedrooms, making it easy for the whole family to be on one floor. The full bathroom has an updated vanity with ample counter space, subway tile and wood slat ceiling. The basement is partly finished with a 2nd full bathroom, laundry room, and side entry for easy access to the basement. There is a double detached garage and large yard. Windows, insulation and electrical were updated in 2017. Roof updated 2020. Book your showing today!

Built in 1960

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2264381  |
| Price     | \$459,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 997         |
| Acres          | 0.15        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1508 49 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1S1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, See Remarks, Soaking Tub                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                   |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Electric                                                                                                     |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full                                                                                                         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard |
| Lot Description   | Back Lane, Back Yard                 |
| Roof              | Asphalt Shingle                      |
| Construction      | Metal Siding                         |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 27th, 2025  
Days on Market            2  
Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX iRealty Innovations

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