# \$687,000 - 2211 45 Street Se, Calgary

MLS® #A2177655

### \$687,000

3 Bedroom, 2.00 Bathroom, 1,057 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

LEGAL/Beautiful Basement Secondary SUITE # 00896). Unique - this is not commonly found but will impress you as it is meticulously maintained!! Fantastic opportunity to live upstairs in a beautiful bungalow and rent down!! RARE TRIPLE DETACHED GARAGE with 8 ft. high doors (a dream for toys, workshop, hobbies) with approximately 12 ft. ceilings and overhead mezzanine for storage, heated slab with a boiler & overhead gas furnace, air lines throughout with an 80 gal. upright compressor and separate electrical panel, stereo system. ALL SHELVING AND WORKBENCHES STAY!! Additional suite/RV/boat parking on South side of garage with a privacy wall so that you can enjoy the fabulous yard. Gorgeous curb appeal! Main floor has two bedrooms, living (A/C heat pump for cooling upstairs), kitchen with white cabinetry (sleek appliances including double ovens) has access to West back yard with two tiered deck/hot tub, dining, 4-piece bath. Vinyl plank, hardwood and porcelain flooring throughout! The stairway to basement which has laundry (front load washer/dryer) and utility room/water softener & lots of storage is dedicated space for the main floor residents. LEGAL BASEMENT SUITE with separate outside entrance is beautiful with living room, bedroom/walk-in closet, kitchen, 4-piece bathroom and convenient stacked washer/dryer. Yard is fully fenced and has shed & gravel dog area. Hot/cold taps on deck with drain for dog paws. CT cameras inside







and out. FULL SECURITY SYSTEM!! Located minutes from downtown and with close proximity to all amenities, shopping, restaurants, schools, parks, transit, airport and all major transportation. PRIDE OF OWNERSHIP & GREAT QUALITY WORKMANSHIP!! Don't miss this opportunity to own and have some revenue at the same

WORKMANSHIP!! Don't miss this opportunity to own and have some revenue at the same time, have a family member close to you or whatever suits!! Worth seeing - Own and pay off your mortgage, at the same time.

Built in 1958

#### **Essential Information**

MLS® # A2177655 Price \$687,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,057 Acres 0.14 Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2211 45 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1K1

#### **Amenities**

Parking Spaces 4

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)

Appliances None

Heating Forced Air, Natural Gas

Cooling Other

Has Basement Yes

Basement Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 5th, 2024

Days on Market 163

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.