

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

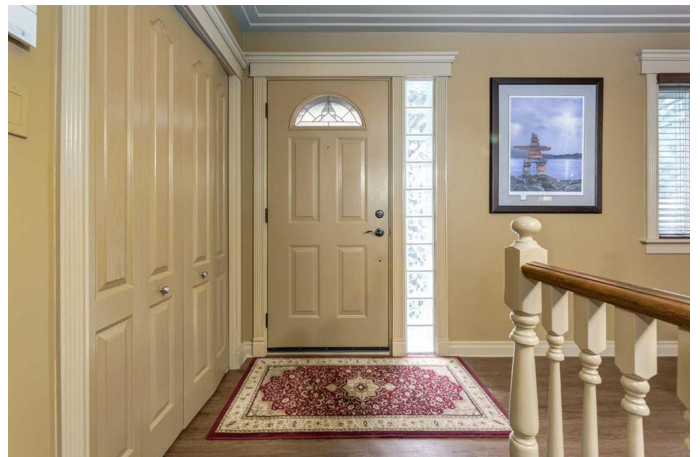
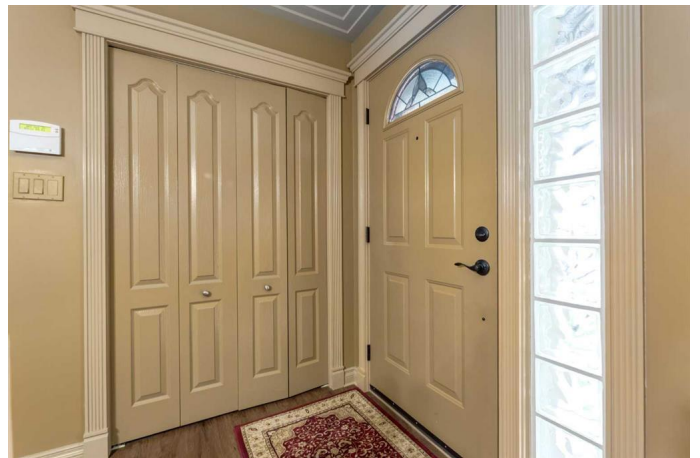
MLS® #A2177655

**\$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 SHELIVING 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 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	148
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.