



THE
A-TEAM

**RE/MAX
FIRST**

2211 45 Street, Calgary T2B 1K1

MLS®#: **A2161598**

Area: **Forest Lawn**

Listing Date: **08/29/24**

List Price: **\$720,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Lot Information

Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,057**
Low Sqft:
Ttl Sqft: **1,057**

DOM

20
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Garage Door Opener,Garage Faces Rear,Heated Garage,Oversized,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Stone,Stucco**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Water Softener**
Int Feat: **Built-in Features,Closet Organizers,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`10" x 19`10"
Kitchen	Main	10`6" x 7`7"
Bedroom	Main	16`6" x 8`6"
Family Room	Basement	20`3" x 12`9"
Laundry	Basement	17`5" x 5`9"
4pc Bathroom	Basement	

Room	Level	Dimensions
Dining Room	Main	8`9" x 8`10"
Bedroom - Primary	Main	12`7" x 16`5"
Bedroom	Basement	13`10" x 15`7"
Kitchen	Basement	11`7" x 10`8"
4pc Bathroom	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5454HJ

Zoning:
R-CG

Remarks

Pub Rmks: **Fantastic opportunity for great revenue!! Live upstairs and rent down while enjoying an amazing home. Beautifully updated bungalow with LEGAL SECONDARY BASEMENT SUITE and a rare detached TRIPLE, heated garage (a dream for toys, workshop, hobbies) has high 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. Additional suite/RV/boat parking on South side of garage with a privacy wall so that you can enjoy the delightful yard. Featuring gorgeous curb appeal and main floor 2 generously scaled bedrooms share a 4-piece bath. Vinyl plank, hardwood & porcelain flooring throughout, spacious living room with AC (heat pump) opens to the dining area. The kitchen is well equipped with timeless white cabinetry, sleek appliances including a double oven and gives access to the WEST facing yard with expansive 2 tiered deck with hot tub. The stairway leading to the basement is completely closed off from the legal basement suite and leads to the laundry room (front load washer/dryer), utility area with water softener dedicated to the main floor suite & lots of storage. The basement unit, with private entrance, is finished with a large bedroom/walk-in closet, living room, kitchen, 4 piece bathroom and convenient separate laundry. Yard is fully fenced with garden shed & gravel dog area. Hot/cold taps on deck with drain for dog paws. CT cameras inside and out. Security system. Exterior is acrylic stucco, metal clad windows, well insulated exterior walls. Located minutes from downtown, and close proximity to all amenities, shopping, restaurants, schools, parks, transit, airport and all major roads. Don't miss this opportunity! Pride of ownership!!**

Inclusions: **Hot Tub, Shed, Gas furnace in garage, security cameras, AC unit on main level only, Fridge (x2), dishwasher (x2), Stove (x2), Washer (x2), Dryer (x2)**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123