



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2211 45 Street, Calgary T2B 1K1**

MLS®#: **A2177655**

Area: **Forest Lawn**

Listing Date: **11/05/24**

List Price: **\$698,000**

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

**46**  
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: **Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **None**  
Int Feat: **Built-in Features,Closet Organizers,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`10" x 10`10"
Kitchen With Eating Area	Main	7`7" x 10`6"
Bedroom	Main	16`6" x 8`6"
Living Room	Suite	20`3" x 12`9"
Bedroom	Suite	15`7" x 13`10"
Laundry	Lower	

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5454HJ**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Fantastic opportunity to live up and rent down while enjoying an amazing home. Beautiful bungalow with LEGAL Secondary Basement Suite and a rare triple detached garage (a dream for toys, workshop, hobbies) with 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 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. 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. 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! 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!!**

Inclusions:

**Fridge (x2), stove (x2), dishwasher (x2), washer/dryer (x2), hot tub, shed, Gas furnace in garage, security cameras, AC unit on main level only, water softener, garage opener & 1 control**

Property Listed By:

**RE/MAX First**

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











