



THE
A-TEAM

**RE/MAX
FIRST**

2015 45 Street, Calgary T2B 1J8

MLS®#: **A2187734**

Area: **Forest Lawn**

Listing Date: **01/15/25**

List Price: **\$525,000**

Status: **Pending**

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: **5,790 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **917**
Low Sqft:
Ttl Sqft: **917**

DOM

17
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Garden,Rectangular Lot**
Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	15`6" x 11`6"
Bedroom - Primary	Main	12`0" x 11`6"
Bedroom	Main	10`1" x 7`11"
4pc Bathroom	Basement	5`4" x 11`2"
Dining Room	Basement	9`10" x 6`10"
Kitchen	Basement	10`2" x 4`9"
Flex Space	Basement	9`1" x 5`2"

Room	Level	Dimensions
Living Room	Main	13`9" x 11`5"
Bedroom	Main	8`7" x 11`7"
4pc Bathroom	Main	5`0" x 8`0"
Bedroom	Basement	11`2" x 10`9"
Family Room	Basement	17`1" x 10`7"
Furnace/Utility Room	Basement	15`10" x 11`6"

Title: **Fee Simple**
Zoning: **R-CG**
Legal Desc: **7562HK**

Remarks

Pub Rmks: **ATTENTION Investors/Developers!!! This charming bungalow in Forest Lawn offers versatility and potential, featuring 3 bedrooms upstairs, and an illegal 1 bedroom suite in the basement. Our home sits on a 48x121 R-CG lot and has an oversized, insulated single garage with an Epoxy floor for all the work and storage you need! Inside, the living room shines with its original hardwood floors and a bright bay window that welcomes the morning sun. The eat-in kitchen overlooks the backyard and has built-in cabinets with display shelving for your favourite dishes. Downstairs, the suite boasts a cozy living space, a 4-piece bathroom, and shared laundry with ample storage, making it perfect for a couple or potential tenant. Step outside to enjoy the west-facing backyard, fully fenced with garden space—a treat for anyone with a green thumb and RV parking. Situated on a quiet street, the home is DIRECTLY ACROSS from a playground, adding to its appeal. There have been several upgrades over the years - furnace, windows, shingles and bathrooms. Don't miss out on this opportunity—whether you're looking to invest, develop or call it home!**

Inclusions: **Shelving**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









