

\$515,000 - 612 40 Street Se, Calgary

MLS® #A2079538

\$515,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.10 Acres

Forest Heights, Calgary, Alberta

Attention Investors! This 5-bedroom (3 up, 2 down) bungalow home with an illegal suite (separate entrance, 877 sqft) has great income potential. Home has been extensively renovated to give it an open, modern look. The main floor is welcoming with a large open space for your living room and dining room. Kitchen features a Huge Centre Island, tons of cabinetry, countertop and pantry space. 3 good-sized bedrooms as well as an updated 4 piece bathroom is located on the main with laundry room. The lower level has two good-sized bedrooms, 4 pc bathroom and includes a kitchen. The home sits on a large lot with a fenced and landscaped backyard. A Single detached garage is home to your car or can be used for storage, workshop or rent it out. Location in close proximity to schools, parks, transit, shopping & amenities. Call for your private showing today!

Built in 1978

Essential Information

MLS® #	A2079538
Price	\$515,000
Sold Price	\$500,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.10



Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	612 40 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6J5

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 7th, 2023
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Melcom Realty LTD.

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