

\$439,000 - 1510 40 Street Se, Calgary

MLS® #A2091249

\$439,000

5 Bedroom, 2.00 Bathroom, 963 sqft

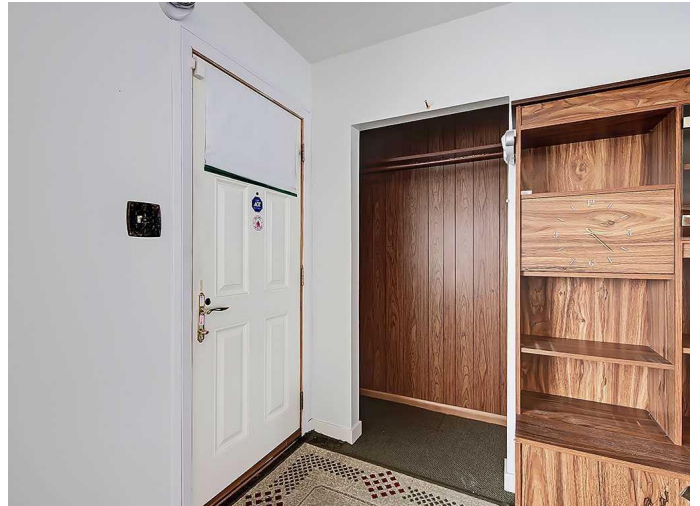
Residential on 0.12 Acres

Forest Lawn, Calgary, Alberta

Vacant and ready for you or your tenants to occupy! This 5 bedroom (3 up/2 down) bungalow sits on a fully fenced level lot across the street from Patrick Airlie School and a block away from Forest Lawn Outdoor Pool. It is also a short drive to Elliston Park where you can get a front row seat to the annual fireworks show. Enjoy the convenience of shopping, restaurants and many other amenities nearby on 17 Avenue or Memorial Dr. Commuting to downtown? Jump onto Deerfoot Trail and be downtown in about 13 mins driving, or walk 2 blocks to the nearest transit stop. The main level consists of a bright living room with a huge picture window that faces the schoolyard and an eat-in kitchen with both open shelving and closed cabinetry and plenty of prep space. The three bedrooms on the main level share a 3-pc bathroom with a walk-in shower with built-in seating. Downstairs is a large rec room, 2 sizeable bedrooms and another 3-pc bathroom and separate laundry room. Outside if fully fenced and offers lots of room for kids or pets to run around. There is also a single detached garage accessible from the alley, plus additional parking is available on the front driveway/parking pad. Great value in this property - book your showing today!

Built in 1958

Essential Information



MLS® #	A2091249
Price	\$439,000
Sold Price	\$420,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.12
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1510 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1K2

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation	Poured Concrete
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Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 17th, 2023
Days on Market	15
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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