

\$549,900 - 2227 45 Street Se, Calgary

MLS® #A2107570

\$549,900

5 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

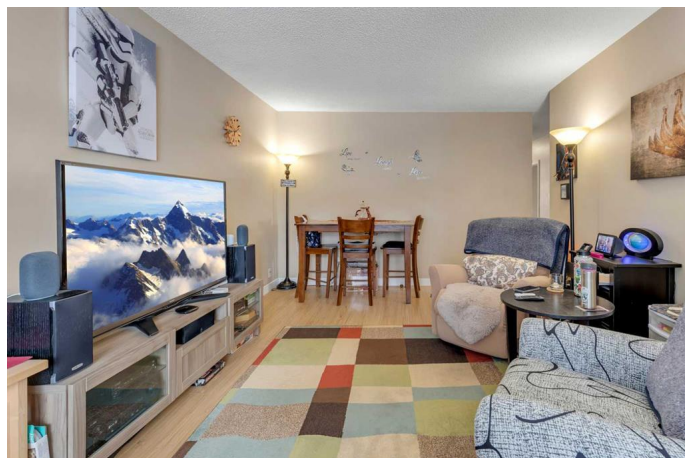
****click on the virtual tour to view the property****

Pride of ownership, LEGALLY suited, over 1,000 sqft, fully fenced, west backyard house with an oversized single detached garage and 3 more parking spots on the pad. Mortgage help with qualification â€“ TD assumable \$263,000 mortgage at 2.64% till May 1, 2025. Upgrades include: sewer pipe replacement between house and city in 2018, lower level windows and even an additional egress window in the living room in 2015, soffits/fascia/gutters in 2015, high efficiency furnace in 2018, 50 gal hot water tank in 2020, pressure valve on main water supply in 2020, replaced main floor bath including drain pipe to stack in 2021. 2227A is a 3 bedroom, 4 pce full bath, kitchen, combined dining/living room with separate office space. 2227B is a 2 bedroom, 3 pce bath, combined living/dining room space and a large eat-in kitchen. Both units have kitchen pantry storage and their own washer/dryer units. Tenants have rented long term: 2227A since 2016, 2227B since 2021, and would love to stay.

Built in 1958

Essential Information

MLS® #	A2107570
Price	\$549,900
Sold Price	\$540,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2227 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K1

Amenities

Parking Spaces	4
Parking	Oversized, Parking Pad, Single Garage Detached

Interior

Interior Features	No Smoking Home, Stone Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Space Heater
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
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Date Sold	March 4th, 2024
Days on Market	18
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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