

\$499,900 - 2626 40 Street Se, Calgary

MLS® #A2108447

\$499,900

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.17 Acres

Forest Lawn, Calgary, Alberta

Welcome to your new home, tucked away on a picturesque corner lot in the heart of Forest Lawn! Radiating timeless allure, this meticulously maintained residence offers an inviting ambiance and distinctive charm throughout.

Positioned conveniently across from two schools, expansive green spaces, and a thriving community center, this home seamlessly blends suburban tranquility with urban accessibility.

Step inside this charming bungalow and discover a sanctuary of comfort and style. Boasting four bedrooms – three on the main floor and one in the fully finished basement a total of 2045 sq/ft of total developed space. – this home offers ample space for families of all sizes. The main level features a conveniently located laundry area in one of the bedrooms, with the option to easily relocate it to the basement if desired. Each level is complemented by a full bath, ensuring convenience and comfort for all occupants.

Outside, a delightful west-facing side deck beckons for leisurely afternoons spent basking in the sun or enjoying intimate gatherings under the shade of a pergola. Immerse yourself in the beauty of nature with meticulously landscaped gardens brimming with vibrant perennial flowers, both in the front and back yards. The expansive lot provides



ample space for RV parking, while a long driveway offers additional parking options.

This home has been lovingly maintained and thoughtfully upgraded over the years, with recent improvements including a new roof installed in 2022, a hot water tank replacement in 2023, and the main service sewer line replaced in 2014. Enhanced comfort and efficiency are ensured with newer furnace and central A/C units installed in 2014, alongside a water meter upgrade in 2023. The exterior coating and windows have also been meticulously tended to, ensuring lasting durability and curb appeal.

Built in 1958

Essential Information

MLS® #	A2108447
Price	\$499,900
Sold Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2626 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1C2

Amenities

Parking Spaces	2
Parking	Asphalt, Off Street, On Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum, Laminate Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	February 25th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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