

\$479,000 - 1306 40 Street Se, Calgary

MLS® #A2109715

\$479,000

3 Bedroom, 1.00 Bathroom, 868 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Great opportunity for investors/developers and families alike! Situated on a 50' x 122' lot with R-C2 zoning.

Discover this beautiful detached bungalow nestled in a prime location. This delightful 3 bedroom, 1 bathroom home comes complete with a double detached garage and a separate entrance leading to the basement. Plenty of room for outdoor activities and relaxation with a spacious yard that is walking distance to diverse shops, restaurants, schools and the new rapid transit line. Super oversized garage is over 25 feet long and over 23 feet wide. You can easily fit 2 full sized trucks in there. New roof on house installed in 2023 and hot water tank about 3 years old. Note that the lot is nice and levelled with so much space to roam and create more outdoor space. This unbeatable location provides easy access to downtown, Deerfoot Trail and is part of the City's new redevelopment plan that includes the revitalization of International Avenue. This is your chance to get in on this increasingly desirable neighborhood. Schedule your viewing with your favorite Realtor® today!

Built in 1957

Essential Information

MLS® # A2109715

Price \$479,000



Sold Price	\$495,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	868
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1306 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1A1

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 1st, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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