

\$449,000 - 2002 40 Street Se, Calgary

MLS® #A2112941

\$449,000

4 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

AN INCREDIBLE OPPORTUNITY FOR Investors, Builders, Developer. THIS IS IT ! Your AMAZING CHANCE to own this rare CORNER LOT with BACK LANE, 50 x 122 FT, ZONE RC-G, apply for DP and build 4 PLEX WITH LEGAL SUITES (8 UNITS) (subject to City Calgary approval). ONLY 1 BLOCK FROM 17 AVE. The Existing Home is Bungalow with 3 Beds up, Separate Side Entrance lead to Illegal Basement Suite. Can't build right now? BUY, RENT AND HOLD IT ! You definitely don't wanna miss it. Home is sold as-is, where-is. First time on MLS !

Built in 1961

Essential Information

MLS® #	A2112941
Price	\$449,000
Sold Price	\$595,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold



Community Information

Address	2002 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1B7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 11th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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