

\$449,999 - 915 40 Street Se, Calgary

MLS® #A2117547

\$449,999

3 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Excellent property for a first-time home buyer or Investors . Welcome to your new home in Forest Lawn. Sitting on a 50' x 125' lot, This cozy bungalow on this quiet street has some incredible potential to turn into a beautiful home or an amazing investment property. The main floor area consists of a Living Room, two bedrooms one bathroom, and an eating kitchen. The basement consists of another full bathroom and a good-sized recreational area, a bedroom along with a separate entrance. The sunny west-facing backyard is great for BBQs. There is a large tandem garage in the backyard. The property has rear lane access with a gate and plenty of space for RV parking. This centrally located home is a quick 15-minute commute to Downtown. The property is tenant-occupied and they may be home for showings due to health restrictions. Home is sold as is.

Built in 1957

Essential Information

MLS® #	A2117547
Price	\$449,999
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	773



Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	915 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1J5

Amenities

Parking Spaces	5
Parking	Driveway, Garage Faces Rear, Single Garage Detached, Tandem

Interior

Interior Features	Separate Entrance
Appliances	Electric Range, Gas Range, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 4th, 2024
Days on Market	8
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office TREC The Real Estate Company

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