

\$549,900 - 2423 45 Street Se, Calgary

MLS® #A2118233

\$549,900

4 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to this charming bungalow featuring four bedrooms and two baths, nestled on a tranquil street opposite a spacious park/green area. Step inside to discover newer carpeting with memory foam underlay in the living room and hallway, original hardwood floors in the main floor bedrooms, and luxurious vinyl plank flooring in both the main floor bathroom and basement. Throughout the home, you'll find updated light fixtures and newer blinds in the kitchen and living areas. The kitchen is generously sized, boasting ample cupboard and counter space, stainless steel appliances, and abundant natural light, creating a cheerful atmosphere. Adjacent to the kitchen, the breakfast nook offers a delightful spot to enjoy meals while taking in the backyard and patio views. The main floor comprises three bedrooms and a fully renovated four-piece bathroom. Access to the backyard is conveniently provided through a side entrance from the kitchen, which also serves as a separate entry to the basement. The basement features a spacious recreation room, a bar area, a fourth bedroom, a cold room, a laundry/utility area, and a three-piece bathroom. More notable updates include a new roof, new windows and a new furnace. Step outside to the patio area, complete with poured concrete walkways, where you can unwind while admiring the beautifully landscaped garden, flower beds, and trees. Completing the property is a single oversized garage, a storage shed, and a greenhouse,



offering additional utility and charm.

Built in 1959

Essential Information

MLS® #	A2118233
Price	\$549,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2423 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K3

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Bar, Laminate Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Freezer, Gas Dryer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 16th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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