

\$398,900 - 2009 40 Street Se, Calgary

MLS® #A2122594

\$398,900

4 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

Upon entering, you're greeted by the warmth of the newly installed low maintenance vinyl flooring providing both durability and aesthetic appeal found throughout the main floor. The spacious layout seamlessly connects the kitchen to the inviting dining area, creating an ideal setting for hosting gatherings with family and friends.

The beautifully renovated kitchen boasts brand new cabinetry, new kitchen sink, plumbing fixtures, along with sleek stainless steel appliances so new the sellers even left the plastic on for the lucky new owners to have the pleasure of removing themselves when they move in.

The living room features a charming corner gas fireplace, making it the perfect spot to unwind after a long day or to cozy up with a book on a chilly evening. High ceilings and open floor plan. New light fixtures and freshly painted walls allow light to bounce from the several large windows throughout & offer a clean, crisp palette for pictures & artwork, plus newly installed custom blinds offer both privacy and style. The three bedrooms on the main floor provide ample space for a family. A funky sliding barn door hides the large pantry/storage room on the main floor. The spacious main floor bathroom is a retreat in itself, featuring a deep soaker tub where you can indulge in a spa-like experience right in the comfort of your own home.

Travel down to the partially finished basement, with an updates furnace & endless possibilities



await. With a full bath, fourth bedroom (albeit without proper egress), and a spacious family room awaiting only new flooring, this area presents the opportunity to tailor the space to suit your specific needs and preferences. Outside, the front porch offers a great place to enjoy your morning coffee & out back the fully fenced backyard provides a private space where you can relax or set up the kids playground set. The double car garage is both insulated and drywalled & comes complete with an additional side parking pad, offering both convenience and security for your vehicles and recreational equipment. Located in close proximity to shopping, schools, and major transit routes, this home offers both convenience and accessibility. Truly a turnkey home with undeniable charm. Don't miss your chance to make this property your own – reach out to your favourite realtor today before this one is gone!!

Built in 1969

Essential Information

MLS® #	A2122594
Price	\$398,900
Sold Price	\$423,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.07
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2009 40 Street Se
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Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Rear, Insulated, On Street, See Remarks, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), See Remarks, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Refrigerator, See Remarks, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Landscaped, Other, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle, Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	May 5th, 2024
Days on Market	18
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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