

\$550,000 - 2239 40 Street Se, Calgary

MLS® #A2132935

\$550,000

3 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Presenting an incredible buying opportunity in the up and coming community of Forest Lawn! This well cared for home proudly sits on a large corner lot (which is set to rezone to RC-G in August) and features a very rare triple attached garage! Step inside and you will immediately fall in love with the large living room with refinished hardwood floors, a gas fireplace and tons of natural light from the large windows. The kitchen has been renovated with new tile flooring, a granite topped island, upgraded stainless steel appliances and even includes a built-in desk area. A convenient dining nook with a huge bay window connects the living room to the kitchen. Upstairs also has 3 good sized bedrooms and a large updated 3-piece bathroom. The basement offers a massive "flex" space with a wet bar, as well as another 3-piece bathroom, large laundry room and tons of storage space (including a cold cellar behind the mechanical room)! Outside, a concrete patio behind the home offers a private area to relax, and the backyard is fully fenced. This property boasts several notable upgrades including a metal roof & siding, a newer furnace, a water softener, and central air conditioning. Book your showing today before it's too late!

Built in 1959

Essential Information



MLS® #	A2132935
Price	\$550,000
Sold Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2239 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1B8

Amenities

Parking Spaces	6
Parking	Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Tile
Construction	Brick, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 13th, 2024
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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