

\$525,000 - 2212 45 Street Se, Calgary

MLS® #A2155018

\$525,000

4 Bedroom, 2.00 Bathroom, 944 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

****ATTN: DEVELOPERS AND INVESTORS****

Fantastic opportunity to purchase TWO SIDE BY SIDE PROPERTIES. The neighbour's house is also listed (MLS® A2155084) Take full advantage of the new blanket re-zoning to build on these two lots, each lot measuring 48.65' x 120.08'. These lots are being Rezoned from: R-C1 to R-CG, which is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite (subject to approval and permitting by the city). The existing home is a fixer upper with loads of great FLIPPING POTENTIAL. Upper level has large living/dining area, bright kitchen, 2 bedrooms, and main 5-piece bathroom. Downstairs has rec room, 3 more bedrooms, 4-piece bathroom, and laundry/utility room. Large backyard and double detached garage. Don't miss this opportunity. Call your favourite realtor today

Built in 1958

Essential Information

MLS® #	A2155018
Price	\$525,000
Sold Price	\$470,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	944
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2212 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2024
Date Sold	August 27th, 2024
Days on Market	24

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	First Place Realty
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