

**2211 45 Street SE**  
**Calgary, Alberta**

**MLS # A2248014**



**\$659,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Forest Lawn   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,120 sq.ft.  | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Off Street, Plug-In, RV Access/Parking, Secured, See Remarks |               |                   |
| <b>Lot Size:</b> | 0.14 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Heat Pump, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Fiberglass   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Wired for Sound |                   |      |

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Professionally renovated home with two upstairs bedrooms, four-piece bathroom, new heat pump with AC, and LVP flooring throughout main areas. Bedrooms feature pre-finished hardwood, with a modern kitchen boasting side-by-side fridge, dishwasher, and double oven with glass cooktop. Sound system wired through upstairs, deck, and 850-square-foot triple car garage with heated slab, 13-foot ceilings, and RV parking behind an eight-foot privacy wall with lockable custom gate. Legal basement suite, professionally done, with separate entrance, four-piece bathroom, stackable washer-dryer, porcelain tile in entrance, bathroom, and kitchen, plus fridge, stove, dishwasher, hardwood living room, one bedroom with walk-in closet and under-stair storage, and large egress windows for plenty of light. Fully fenced yard with underground sprinklers and large upper-level deck with eight-person hot tub and privacy walls. House and garage feature acrylic stucco exteriors. Too many amenities to list.