



**GRASSROOTS**  
REALTY GROUP

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**2608 42 Street SE**  
**Calgary, Alberta**

**MLS # A2220135**



**\$589,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1963 (62 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Separate Entrance		

**Inclusions:** IN BASEMENT: ELECTRIC RANGE, OTR MICROWAVE, REFRIGERATOR, WASHER AND DRYER

Fully Renovated( Oct, 2023) 6-Bedroom Bungalow with Basement Suite (illegal) in Forest Lawn SE! This stunning, move-in-ready detached bungalow in the heart of Forest Lawn SE has been thoughtfully upgraded from top to bottom. Fully renovated (Oct, 2023) including a new furnace , new hot water tank , New kitchen's, all new appliances, new egress windows in the basement, and all new windows on the main floor, ensuring comfort, safety, and energy efficiency. You'll also appreciate the modern knockdown ceilings throughout the home, adding a stylish and contemporary finish. Ideally located just minutes from downtown Calgary, and close to schools, parks, shopping centres, and public transit, this home offers incredible convenience and versatility for families, first-time buyers, or investors alike. Step inside to a bright and welcoming foyer that opens into a spacious living room filled with natural light from large front-facing windows. The beautifully renovated kitchen features quartz countertops, stainless steel appliances, a stylish tile backsplash, and a central island, perfect for both everyday use and entertaining. The main floor also includes three generously sized bedrooms and a fully updated 4-piece bathroom. Downstairs, the basement suite (illegal) offers a private entrance, a second modern kitchen with stainless steel appliances, another 4-piece bathroom, three additional bedrooms, and a separate laundry area—an excellent layout for extended family living. Enjoy outdoor living in the large, fully fenced backyard, ideal for summer gatherings, gardening, or adding a garage in the future. With its extensive renovations and prime location, this home is the perfect blend of style, function, and opportunity. Book your private showing today—this one won't last!

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