



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2024 45 Street SE
Calgary, Alberta

MLS # A2226097



\$660,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	965 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Asphalt, Converted Garage, Gated, Parking Pa		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Separate Entrance		

Inclusions: none

5 bedrooms 3 bathrooms 3 kitchens ! 3 separate apartments ! Incredible opportunity to own a cash-flowing property in the heart of Dover! This fully developed bungalow sits on a rare double lot and features THREE separate living units, including a LEGAL city-approved laneway suite, an updated 3-bedroom main floor, and an illegal 1-bedroom basement suite. The newly updated main floor showcases new bathroom and kitchen, vinyl laminate flooring, with charming hardwood in the bedrooms. Downstairs, the private, separate entrance 1 bedroom basement suite includes a cozy fireplace, a granite countertop in the kitchenette and a brand-new bathroom. The laneway suite is fully registered and offers modern finishes, granite surfaces, a private entrance, and its own address with the city. With large front and rear decks, loads of natural light, and direct access to a beautiful park, this home offers unbeatable comfort and investment potential. Steps to International Avenue with endless amenities, this move-in-ready property brings in over \$3,500/month and is perfect for multi-generational living, investors, or homeowners looking for passive income. Don't miss out—book your showing today!