



GRASSROOTS
REALTY GROUP

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2211 45 Street SE
Calgary, Alberta

MLS # A2248014



\$659,000

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

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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.