



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2248014**



**\$670,000**

<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		

**Heating:** Forced Air, Heat Pump, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Roof:** Fiberglass

**Basement:** Finished, Full, Suite

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**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.