



**2443 42 Street SE**  
**Calgary, Alberta**

**MLS # A2274653**



**\$699,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 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>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	Residential-Grade-Oriente
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** N/A

Welcome home to a renovated BUNGALOW with a 3br/1bath MAIN Suite and a 2br/1bath LEGAL Basement Suite. The Main Suite is FULLY RENOVATED with everything brand new. The Main Suite features an open Living/Dining Room with a bay window and a wood-burning fireplace with beautiful tile work around, a Kitchen, a large all-season Family Room/Sun Room (with a fireplace) , 3 Bedrooms, a 4-Pc Full Bathroom, and Laundry. The LEGAL Basement suite (Ticket Number 7105) offers a huge Rec/Living room, 100% Brand new Kitchen including the appliances and lighting, Bar, 2 Bedrooms, a 4-Pc Bathroom, and Laundry in the utility room. Other Basement Updates- It is freshly painted, and the flooring and Baseboards are brand new. The ROOF was changed 5 years ago, and the Hot Water Tank of the house is brand new. There is an oversized heated Double Detached Garage in the back with alley access. There is also a parking space for 3 vehicles on the Front driveway. The house is ideally located close to all amenities, downtown, schools, parks/playgrounds, and transit. The LOT the house is sitting on is huge and has future potential for building 4 Townhouses. Contact your favorite Realtor today and book a viewing.