



2219 40 Street SE
Calgary, Alberta

MLS # A2282307



\$499,900

Division: Forest Lawn

Type: Residential/House

Style: Bungalow

Size: 881 sq.ft. **Age:** 1960 (66 yrs old)

Beds: 4 **Baths:** 2

Garage: Single Garage Detached

Lot Size: 0.14 Acre

Lot Feat: Back Lane, Landscaped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home

Inclusions: N/A

Quaint Bungalow located on a wide street with schools just a short walk away. Close proximity to the City Core, Main Routes, Transit and Amenities! This home has been lovingly maintained and retains many of its original features. To love: Fresh Paint, Original Hardwood, Huge Yard and Deck, Separate Entrance for Basement, 50x126' Lot, Newer Roof, Hot Water Tank and Many Windows. This home and this lot, offer a lot of potential for future development or just a great family home!