



**2444 45 Street SE  
Calgary, Alberta**

**MLS # A2286368**



**\$620,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters		
<b>Inclusions:</b>	None		

Welcome to 2444 45 Street SE, fully rebuilt from the studs up by a Master Builder, delivering the comfort, efficiency, and peace of mind of a nearly-new home in a well-established community. Thoughtfully designed throughout, this residence blends modern finishes with timeless craftsmanship and exceptional attention to detail. The main floor features bamboo hardwood flooring, knockdown ceilings, LED pot lighting, wainscoting, solid core doors, and craftsman-style window and door casings. The bright, functional kitchen is finished with quartz countertops, updated cabinetry, and newer stainless steel appliances. It flows seamlessly into the spacious living and dining areas, ideal for both everyday living and entertaining. The primary bedroom is generously sized with a massive closet, while the main bathroom boasts a double vanity and contemporary finishes. The fully developed basement offers excellent versatility with two large bedrooms, a 3-piece bathroom, laundry, ample storage, a recreation room, and a well-appointed kitchenette complete with dishwasher, fridge, and abundant cabinetry. With a separate side entrance, the lower level offers strong potential for a future secondary suite, subject to City approval and permitting. Major upgrades include all new electrical with panel, new plumbing with main stack and rough-ins, newer furnace and hot water tank, upgraded insulation, and added soundproofing for enhanced comfort and efficiency. Outside, the property is equally impressive with immaculate landscaping, a welcoming front porch, cedar decks with modern railings, a finished patio area, gardens, planter boxes, and a greenhouse. Additional exterior upgrades include newer windows, Hardie board siding, roof, soffits, fascia, eavestroughs, exterior doors, fencing, and fresh paint. A single detached garage completes the package. Located close to schools, parks,

playgrounds, walking paths, and shopping along 17th Avenue, this is a rare opportunity to own a truly move-in-ready, like-new home in one of Calgary's most accessible communities.