



GRASSROOTS
REALTY GROUP

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2211 45 Street SE
Calgary, Alberta

MLS # A2161598



\$720,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1958 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Overhead Storage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stone, Stucco
Foundation:	Poured Concrete
Features:	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Hot Tub, Shed, Gas furnace in garage, security cameras, AC unit on main level only, Fridge (x2), dishwasher (x2), Stove (x2), Washer (x2), Dryer (x2)

Fantastic opportunity for great revenue!! Live upstairs and rent down while enjoying an amazing home. Beautifully updated bungalow with LEGAL SECONDARY BASEMENT SUITE and a rare detached TRIPLE, heated garage (a dream for toys, workshop, hobbies) has high ceilings and overhead mezzanine for storage, heated slab with a boiler & overhead gas furnace, air lines throughout with an 80 gal. upright compressor and separate electrical panel. Additional suite/RV/boat parking on South side of garage with a privacy wall so that you can enjoy the delightful yard. Featuring gorgeous curb appeal and main floor 2 generously scaled bedrooms share a 4-piece bath. Vinyl plank, hardwood & porcelain flooring throughout, spacious living room with AC (heat pump) opens to the dining area. The kitchen is well equipped with timeless white cabinetry, sleek appliances including a double oven and gives access to the WEST facing yard with expansive 2 tiered deck with hot tub. The stairway leading to the basement is completely closed off from the legal basement suite and leads to the laundry room (front load washer/dryer), utility area with water softener dedicated to the main floor suite & lots of storage. The basement unit, with private entrance, is finished with a large bedroom/walk-in closet, living room, kitchen, 4 piece bathroom and convenient separate laundry. Yard is fully fenced with garden shed & gravel dog area. Hot/cold taps on deck with drain for dog paws. CT cameras inside and out. Security system. Exterior is acrylic stucco, metal clad windows, well insulated exterior walls. Located minutes from downtown, and close proximity to all amenities, shopping, restaurants, schools, parks, transit, airport and all major roads. Don't miss this opportunity! Pride of ownership!!

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