



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

**MLS # A2177655**



**\$687,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge (x2), stove (x2), dishwasher (x2), washer/dryer (x2), hot tub, shed, Gas furnace in garage, security cameras, AC unit on main level only, water softener, garage opener & 1 control

LEGAL/Beautiful Basement Secondary SUITE # 00896). Unique - this is not commonly found but will impress you as it is meticulously maintained!! Fantastic opportunity to live upstairs in a beautiful bungalow and rent down!! RARE TRIPLE DETACHED GARAGE with 8 ft. high doors (a dream for toys, workshop, hobbies) with approximately 12 ft. 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, stereo system. ALL SHELVING AND WORKBENCHES STAY!! Additional suite/RV/boat parking on South side of garage with a privacy wall so that you can enjoy the fabulous yard. Gorgeous curb appeal! Main floor has two bedrooms, living (A/C heat pump for cooling upstairs), kitchen with white cabinetry (sleek appliances including double ovens) has access to West back yard with two tiered deck/hot tub, dining, 4-piece bath. Vinyl plank, hardwood and porcelain flooring throughout! The stairway to basement which has laundry (front load washer/dryer) and utility room/water softener & lots of storage is dedicated space for the main floor residents. LEGAL BASEMENT SUITE with separate outside entrance is beautiful with living room, bedroom/walk-in closet, kitchen, 4-piece bathroom and convenient stacked washer/dryer. Yard is fully fenced and has shed & gravel dog area. Hot/cold taps on deck with drain for dog paws. CT cameras inside and out. FULL SECURITY SYSTEM!! Located minutes from downtown and with close proximity to all amenities, shopping, restaurants, schools, parks, transit, airport and all major transportation. PRIDE OF OWNERSHIP & GREAT QUALITY WORKMANSHIP!! Don't miss this opportunity to own and have some revenue at the same time, have a family member close to you or whatever suits!! Worth seeing - Own and pay off

your mortgage, at the same time.