

# \$659,000 - 2211 45 Street Se, Calgary

MLS® #A2248014

## \$659,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

[Click brochure link for more details\\*\\*](#)

Professionally renovated home with two upstairs bedrooms, four-piece bathroom, new heat pump with AC, and LVP flooring throughout main areas. Bedrooms feature pre-finished hardwood, with a modern kitchen boasting side-by-side fridge, dishwasher, and double oven with glass cooktop. Sound system wired through upstairs, deck, and 850-square-foot triple car garage with heated slab, 13-foot ceilings, and RV parking behind an eight-foot privacy wall with lockable custom gate. Legal basement suite, professionally done, with separate entrance, four-piece bathroom, stackable washer-dryer, porcelain tile in entrance, bathroom, and kitchen, plus fridge, stove, dishwasher, hardwood living room, one bedroom with walk-in closet and under-stair storage, and large egress windows for plenty of light. Fully fenced yard with underground sprinklers and large upper-level deck with eight-person hot tub and privacy walls. House and garage feature acrylic stucco exteriors. Too many amenities to list.

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2248014  |
| Price     | \$659,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,120       |
| Acres          | 0.14        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2211 45 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1K1           |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                   |
| Parking        | Heated Garage, Off Street, RV Access/Parking, Plug-In, See Remarks, Secured, Triple Garage Detached |
| # of Garages   | 3                                                                                                   |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Wired for Sound |
| Appliances        | See Remarks                                                                                        |
| Heating           | Forced Air, Natural Gas, Heat Pump                                                                 |
| Cooling           | Other, Partial                                                                                     |
| Has Basement      | Yes                                                                                                |
| Basement          | Finished, Full, Suite                                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                  |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground Sprinklers |
| Roof              | Fiberglass                                                                             |
| Construction      | Stucco, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 79                |
| Zoning         | R-CG              |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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