\$660,000 - 2024 45 Street Se, Calgary

MLS® #A2226097

\$660,000

4 Bedroom, 2.00 Bathroom, 965 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

5 bedrooms 3 bathrooms 3 kitchens! 3 separate apartments! Incredible opportunity to own a cash-flowing property in the heart of Dover! This fully developed bungalow sits on a rare double lot and features THREE separate living units, including a LEGAL city-approved laneway suite, an updated 3-bedroom main floor, and an illegal 1-bedroom basement suite. The newly updated main floor showcases new bathroom and kitchen, vinyl laminate flooring, with charming hardwood in the bedrooms. Downstairs, the private, separate entrance 1 bedroom basement suite includes a cozy fireplace, a granite countertop in the kitchenette and a brand-new bathroom. The laneway suite is fully registered and offers modern finishes, granite surfaces, a private entrance, and its own address with the city. With large front and rear decks, loads of natural light, and direct access to a beautiful park, this home offers unbeatable comfort and investment potential. Steps to International Avenue with endless amenities, this move-in-ready property brings in over \$3,500/month and is perfect for multi-generational living, investors, or homeowners looking for passive income. Don't miss outâ€"book your showing today!





Built in 1958

Essential Information

MLS® # A2226097 Price \$660,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 965

Acres 0.14

Year Built 1958

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 2024 45 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code t2b 1j9

Amenities

Parking Spaces 2

Parking Alley Access, Parking Pad, 220 Volt Wiring, Asphalt, Converted Garage,

Gated

Interior

Interior Features Built-in Features, Ceiling Fan(s), Granite Counters, Separate Entrance

Appliances Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator,

Washer/Dryer Stacked, Window Coverings, Electric Water Heater

Heating Electric, Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Backs

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

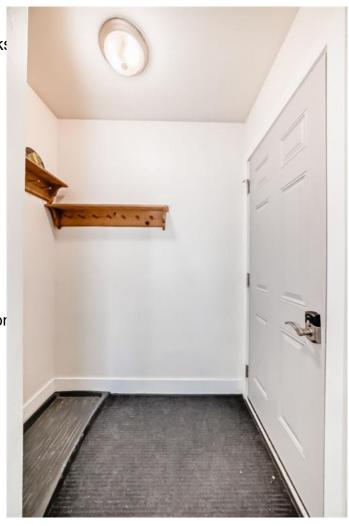
Date Listed May 29th, 2025

Days on Market 41

Zoning R-C2

Listing Details

Listing Office Stonemere Real Estate Solution



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