

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

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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 out! 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

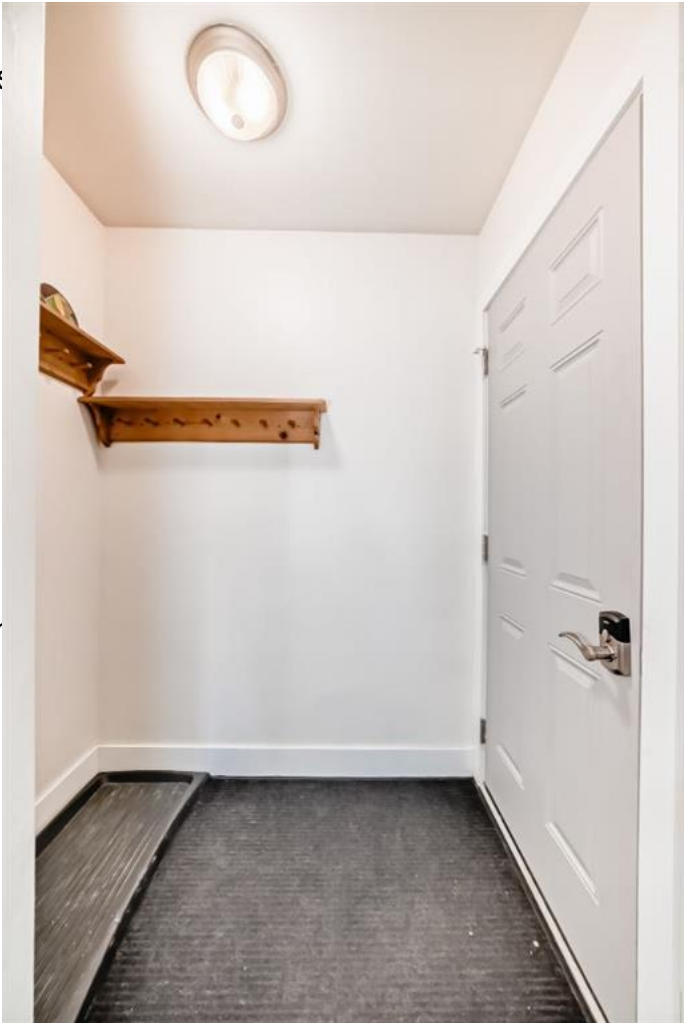
Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	43
Zoning	R-C2

**Listing Details**

Listing Office	Stonemere Real Estate Solution
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