

# \$724,900 - 2444 45 Street Se, Calgary

MLS® #A2253904

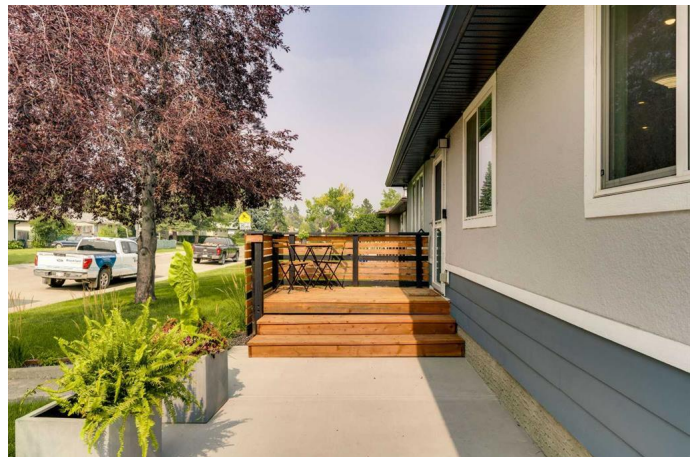
**\$724,900**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to 2444 45 Street SE, a home completely rebuilt from the studs up by a Master Builder, offering the comfort and peace of mind of a brand-new property in a mature, established community. Every detail has been thoughtfully designed, blending modern finishes with timeless craftsmanship. The main floor showcases bamboo hardwood floors, knockdown ceilings, LED pot lights, wainscoting, solid core doors, and craftsman-style window and door casings. The bright, functional kitchen showcases quartz countertops, newer stainless steel appliances, and updated cabinetry, and opens seamlessly to a spacious dining and living area perfect for gatherings. The primary bedroom is generously sized with a massive closet, while the main bath features a double vanity with contemporary finishes. The fully developed basement expands the living space with two large bedrooms, a three-piece bath, laundry, ample storage, a recreation room, and a kitchenette complete with dishwasher, fridge, and plenty of cabinetry. With its own side entrance, the lower level offers excellent potential for a future suite. A secondary suite would be subject to approval and permitting by the city/municipality. Major system upgrades include all new electrical including panel, new plumbing with main stack and rough-ins, newer furnace and hot water tank, upgraded insulation, and added soundproofing for lasting comfort and efficiency. Outside, the property is equally impressive. The landscaping is



immaculate, with a welcoming front porch, cedar decks with contemporary railings, a finished patio space, large gardens, planter boxes, and a greenhouse. Exterior upgrades include newer windows, Hardie board siding, roof, soffits, fascia, eavestroughs, exterior doors, fencing, and fresh paint. A single detached garage completes this move-in ready home. Located close to schools, parks, playgrounds, walking paths, and shopping along 17th Avenue, this property offers the perfect balance of convenience and lifestyle. This is a rare opportunity to own a like-new home in one of Calgary’s most accessible communities.

Built in 1959

**Essential Information**

MLS® #	A2253904
Price	\$724,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2444 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K4

**Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level
Roof	Asphalt
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	MaxWell Capital Realty
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