\$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

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

4

Bedrooms

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

Garage

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 Forced Air, Natural Gas, Electric

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

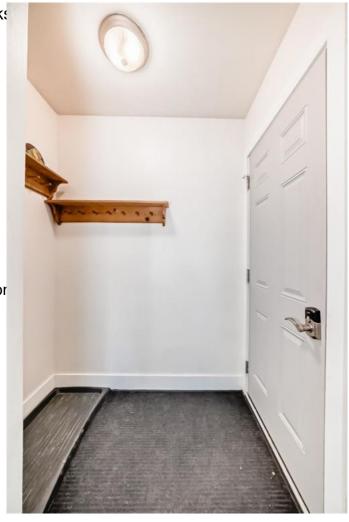
Date Listed May 29th, 2025

Days on Market 15

Zoning R-C2

Listing Details

Listing Office Stonemere Real Estate Solution



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