

\$499,900 - 2219 40 Street Se, Calgary

MLS® #A2266991

\$499,900

4 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Quaint Bungalow located on a wide street with schools just a short walk away. Close proximity to the City Core, Main Routes, Transit and Amenities! This home has been lovingly maintained and retains many of its original features. To love: Fresh Paint, Original Hardwood, Huge Yard and Deck, Separate Entrance for Basement, 50x126â€™ Lot, Newer Roof, Hot Water Tank and Many Windows. This home and this lot, offer a lot of potential for future development or just a great family home!

Built in 1960

Essential Information

MLS® #	A2266991
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address 2219 40 Street Se



Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1B8

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.