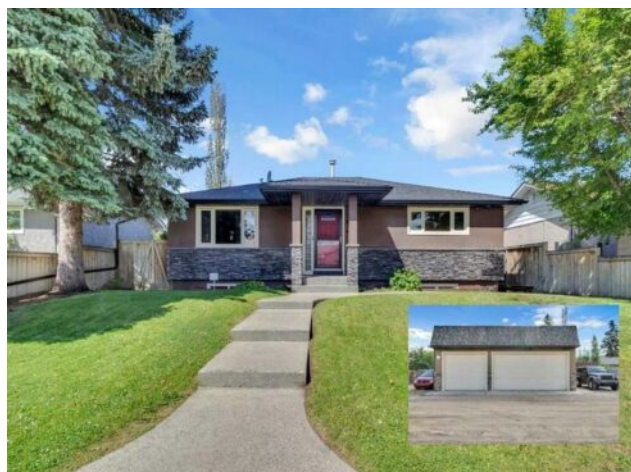


2211 45 Street SE  
Calgary, Alberta

MLS # A2248014



## \$659,000

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Plug-In, RV Access/Parking, Secured, See Remarks		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground		

**Heating:** Forced Air, Heat Pump, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Roof:** Fiberglass

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Call Seller Directly

Click brochure link for more details\*\* Professionally Renovated Top to Bottom 1150sq.ft. Main Floor - 2 Bedrooms, Forced Air Furnace + A/C Heat Pump, All New Kitchen Appliances, Double Oven, Side by Side Fridge, Dishwasher, Sounds Around System Throughout Interior and Exterior Deck, Large 2 -tier Deck, Eight Person Hot Tub With 82 jets, Gas Barbeque Hook up, Outdoor Pet Washing Area on Deck H/C Water, Alarm system, Central Vacuum System Throughout Home, 2 -zone Alarm System, Washer/Dryer, Kinetico Soft Water System Through out. Basement Level- Legal Secondary Suite & Private Entrance, 1 Bedroom With Walk in Closet, Soundproofing Ceiling With Pot Lights Throughout, Full Kitchen With All Appliances, Four Piece Bathroom, Stackable Washer and Dryer Land - Fully Fenced, 6 Foot High, Custom Gates, Security Cameras, Underground Sprinklers, 8x10' Garden Shed. Garage Triple Car Garage 850 sq.ft. With 13' Ceiling, Car Lift Ready, in Floor Heating + Overhead Gas Furnace, 80 Gallon Compressor Plumb to all Walls, Checker Plated Work Benches Both With Solid Oak Tops, Floor to Ceiling Storage Racks, 30' Deep Mezzanine on Single Garage Door Side, Privacy Wall for RV Parking With a 30 Amp RV Plug. 10 Min. From City Centre, 20 min. to Airport