

2443 42 Street SE  
Calgary, Alberta

MLS # A2274653

# \$699,900



|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 1,420 sq.ft.               | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 5                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Rectangular Lot |               |                   |

|                    |                             |                   |                           |
|--------------------|-----------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Vinyl Plank                 | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stone, Wood Frame           | <b>Zoning:</b>    | Residential-Grade-Oriente |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |                           |

**Inclusions:** N/A

Welcome home to a renovated BUNGALOW with a LEGAL Basement Suite. The Main Suite is FULLY RENOVATED. The Main Suite of the house features an open Living/Dining Room with a bay window and a wood-burning fireplace with beautiful tile work around, a Kitchen, a large Family Room, 3 Bedrooms, a 4-Pc Full Bathroom, and Laundry. The LEGAL Basement suite (Ticket Number 7105) offers a huge Rec/Living room, 100% Brand new Kitchen including the appliances and lighting, 2 Bedrooms, a 4-Pc Bathroom, and Laundry in the utility room. Other Basement Updates- It is freshly painted, and the flooring and Baseboards are brand new. The house is ideally located close to all amenities. Contact your favorite Realtor today and book a viewing.