

\$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

5 bedrooms 3 bathrooms 3 kitchens ! 3 separate apartments ! 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 out! book your showing today!

Built in 1958

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2226097 |
| Price | \$660,000 |
| Bedrooms | 4 |
| 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 | Alley Access, Parking Pad, 220 Volt Wiring, Asphalt, Converted Garage, Gated |

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 | Electric, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

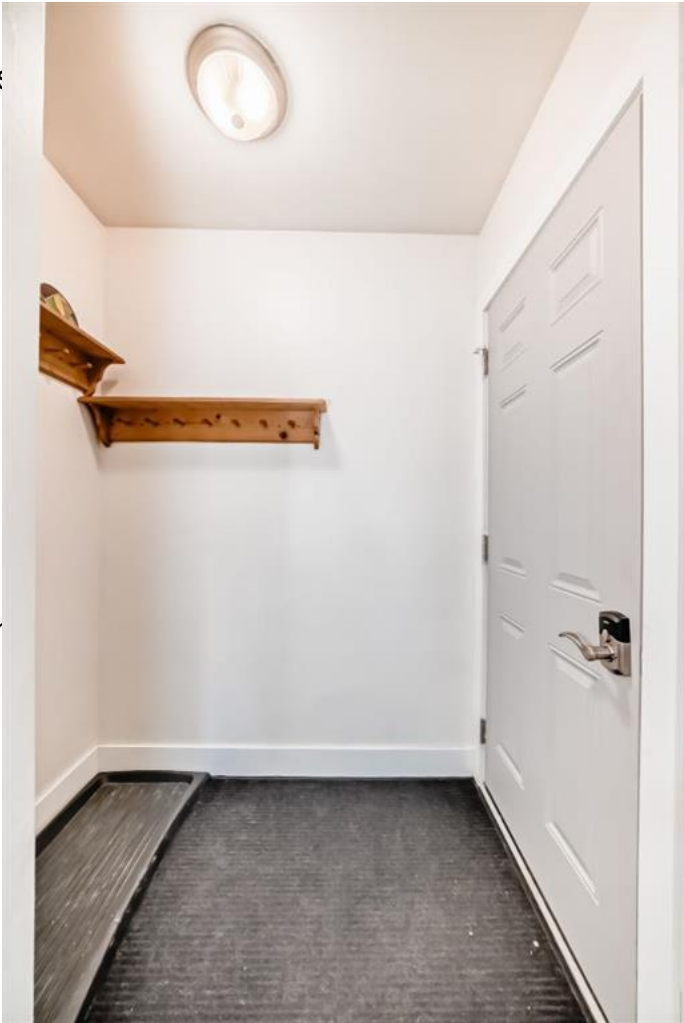
| | |
|-------------------|-----------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Backs |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 58 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Stonemere Real Estate Solution |
|----------------|--------------------------------|



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