

# \$660,000 - 2024 45 Street Se, Calgary

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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

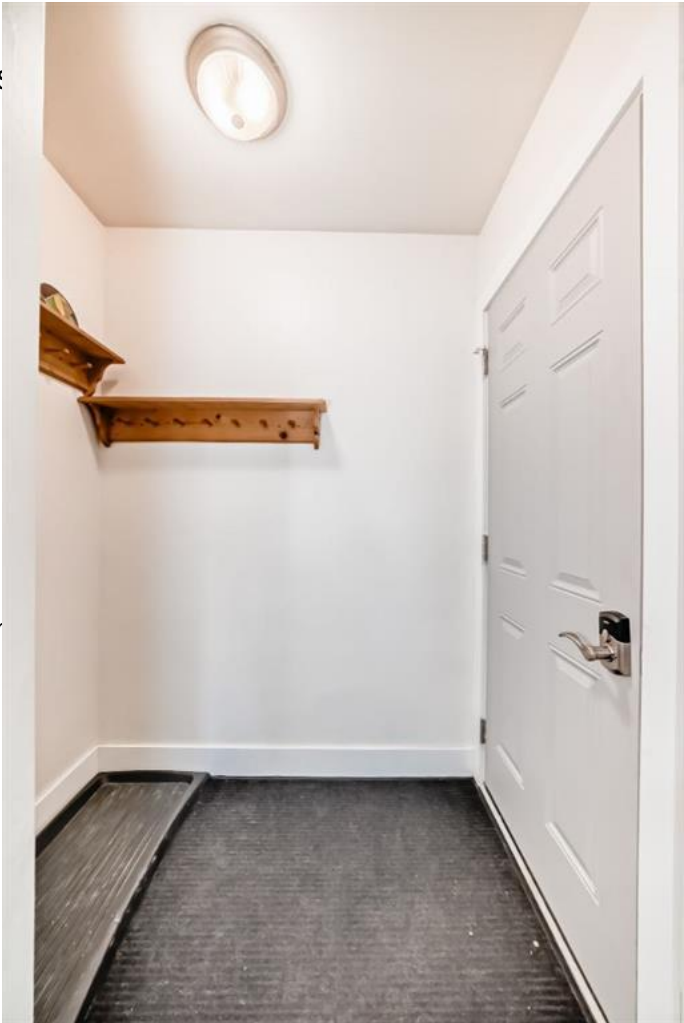
|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Back Yard, Backs |
| Roof              | Asphalt Shingle             |
| Construction      | Stucco            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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 66             |
| Zoning         | R-C2           |

**Listing Details**

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



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