

1532 45 Street SE
Calgary, Alberta

MLS # A2224523



\$499,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	988 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, RV Access/		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV in primary bedroom, Dishwasher (as is-not working), fridge in basement, TV & cameras-security in garage, Speakers in garage, benches in garage, all attached garage cabinets, heater in garage, 1 garage remote, Tall black storage cabinet in garage

Welcome to this charming bungalow. Zoned R-CG on a 51' x 120' lot-whether you're a homeowner looking to settle in, an investor seeking strong rental potential, or a developer with an eye on future possibilities, this property offers the ideal opportunity. The main level features a well-thought-out layout with three bedrooms, a spacious living room complete with a wood-burning fireplace, and a bright kitchen and dining area. Original hardwood flooring lies beneath the carpet, offering an exciting opportunity to restore timeless character. Downstairs, the fully developed basement with a separate entrance adds tremendous value and flexibility. Enjoy a family room, wet bar, a fourth bedroom, den/home office, 3-piece bathroom, and abundant storage space—perfect for additional development/living space. Outside, the established yard serves as your private retreat, while the oversized, heated double detached garage is a dream for hobbyists, mechanics, or anyone needing extra workspace. A large rear parking pad provides ample space for extra vehicles or RV. Located close to schools, parks, shops, and public transit, this home offers both immediate comfort and exciting long-term development potential. Whether you're looking to live, rent, renovate, or rebuild, this is an exceptional opportunity you won't want to miss. Book your private showing today and explore the possibilities this Forest Lawn gem has to offer!