

2443 42 Street SE
Calgary, Alberta

MLS # A2274653



\$699,900

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

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

Inclusions: N/A

Welcome home to a renovated BUNGALOW with a 2 br/1bath LEGAL Basement Suite. The Main Suite is FULLY RENOVATED with everything brand new. The Main Suite features an open Living/Dining Room with a bay window and a wood-burning fireplace with beautiful tile work around, a Kitchen, a large all-season Family Room/Sun Room (with a fireplace) , 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, Bar, 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 ROOF was changed 5 years ago, and the Hot Water Tank of the house is brand new. There is an oversized heated Double Detached Garage in the back with alley access. There is also a parking space for 3 vehicles on the Front driveway. The house is ideally located close to all amenities, downtown, schools, parks/playgrounds, and transit. THE LOT the house is sitting on is huge and has future potential for building 4 Townhouses. Contact your favorite Realtor today and book a viewing.