

\$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 Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven, Electric Water Heater
Heating	Forced Air, Natural Gas, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Suite

Exterior

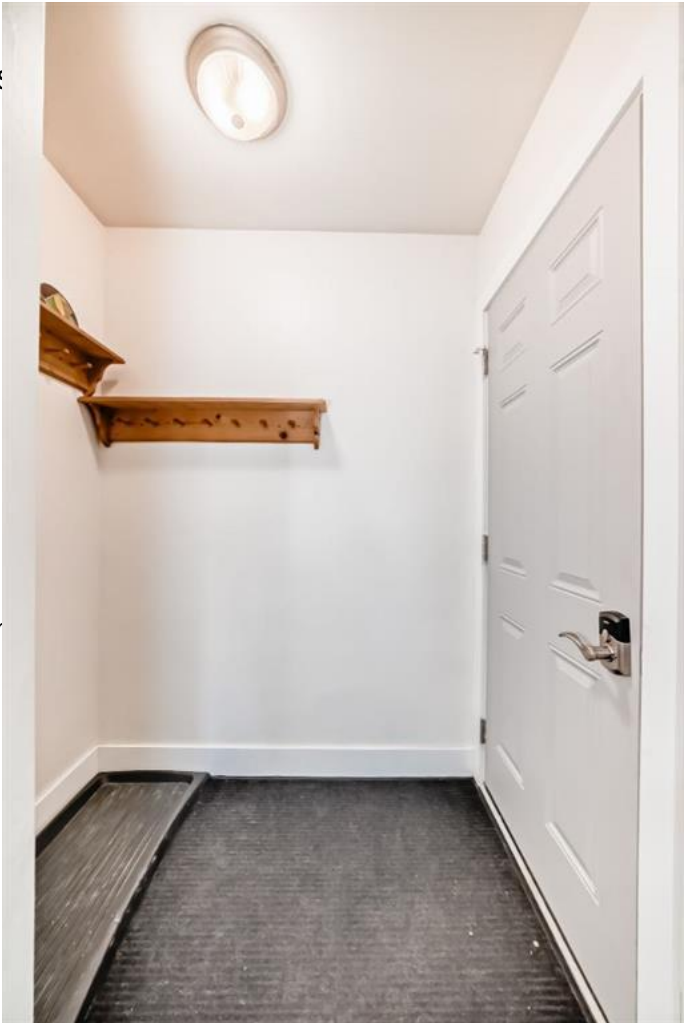
Exterior Features	None
Lot Description	Back Lane, Back Yard, Backs
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	16
Zoning	R-C2

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.