



## 2015 45 Street Calgary Alberta

\$525,000

ATTENTION Investors/Developers!!! This charming bungalow in Forest Lawn offers versatility and potential, featuring 3 bedrooms upstairs, and an illegal 1 bedroom suite in the basement. Our home sits on a 48x121 R-CG lot and has an oversized, insulated single garage with an Epoxy floor for all the work and storage you need! Inside, the living room shines with its original hardwood floors and a bright bay window that welcomes the morning sun. The eat-in kitchen overlooks the backyard and has built-in cabinets with display shelving for your favourite dishes. Downstairs, the suite boasts a cozy living space, a 4-piece bathroom, and shared laundry with ample storage, making it perfect for a couple or potential tenant. Step outside to enjoy the west-facing backyard, fully fenced with garden space—a treat for anyone with a green thumb and RV parking. Situated on a quiet street, the home is DIRECTLY ACROSS from a playground, adding to its appeal. There have been several upgrades over the years - furnace, windows, shingles and bathrooms. Don't miss out on this opportunity—whether you're looking to invest, develop or call it home! (id:6769)

4pc Bathroom 5.33 Ft x 11.17 Ft

Bedroom 11.17 Ft x 10.75 Ft

Dining room 9.83 Ft x 6.83 Ft

Family room 17.08 Ft x 10.58 Ft

Kitchen 10.17 Ft x 4.75 Ft

Furnace 15.83 Ft x 11.50 Ft

Other 9.08 Ft x 5.17 Ft

Eat in kitchen 15.50 Ft x 11.50 Ft

Living room 13.75 Ft x 11.42 Ft

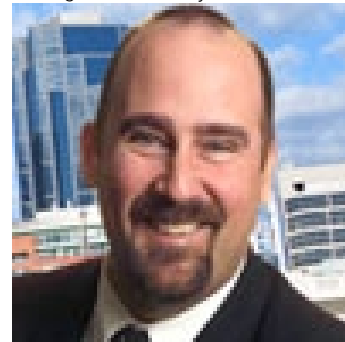
Primary Bedroom 12.00 Ft x 11.50 Ft

Bedroom 8.58 Ft x 11.58 Ft

Bedroom 10.08 Ft x 7.92 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

<http://mikeanddee.ca/>

**RE/MAX Realty Professionals**

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