

# \$499,900 - 1532 45 Street Se, Calgary

MLS® #A2224523

**\$499,900**

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

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!



Built in 1963

### Essential Information

MLS® #	A2224523
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1532 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1N2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	14
Zoning	R-CG

**Listing Details**

Listing Office                      RE/MAX Real Estate (Mountain View)

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