

\$670,000 - 2211 45 Street Se, Calgary

MLS® #A2248014

\$670,000

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

[Click brochure link for more details**](#)

Professionally renovated home with two upstairs bedrooms, four-piece bathroom, new heat pump with AC, and LVP flooring throughout main areas. Bedrooms feature pre-finished hardwood, with a modern kitchen boasting side-by-side fridge, dishwasher, and double oven with glass cooktop. Sound system wired through upstairs, deck, and 850-square-foot triple car garage with heated slab, 13-foot ceilings, and RV parking behind an eight-foot privacy wall with lockable custom gate. Legal basement suite, professionally done, with separate entrance, four-piece bathroom, stackable washer-dryer, porcelain tile in entrance, bathroom, and kitchen, plus fridge, stove, dishwasher, hardwood living room, one bedroom with walk-in closet and under-stair storage, and large egress windows for plenty of light. Fully fenced yard with underground sprinklers and large upper-level deck with eight-person hot tub and privacy walls. House and garage feature acrylic stucco exteriors. Too many amenities to list.

Built in 1958

Essential Information

MLS® #	A2248014
Price	\$670,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,120
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2211 45 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1K1

Amenities

Parking Spaces	5
Parking	Heated Garage, Off Street, RV Access/Parking, Secured, Plug-In, See Remarks, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Wired for Sound
Appliances	See Remarks
Heating	Forced Air, Heat Pump, Natural Gas
Cooling	Other, Partial
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground Sprinklers
Roof	Fiberglass
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.