

# \$625,000 - 2018 40 Street Se, Calgary

MLS® #A2251143

## \$625,000

4 Bedroom, 4.00 Bathroom, 1,906 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

Stunning Duplex with Legal Basement Suite in Forest Lawn!

Discover modern living in this beautiful duplex, perfectly situated in the desirable Forest Lawn community! This stylish residence boasts an open-concept layout with high ceilings and abundant natural light. The main floor features a spacious living area, a contemporary kitchen equipped with stainless steel appliances, quartz countertops, and a dining space ideal for entertaining. The upper level offers three bedrooms, including the master retreat complete with a beautiful ensuite. The basement suite (separate exterior entrance), is perfect for additional rental income or guests, featuring its own entrance, a full kitchen, living area, and laundry facilities. Enjoy outdoor relaxation in your private backyard, suitable for summer gatherings. Conveniently located near schools, parks, shopping, and public transport, this duplex is the perfect blend of comfort and accessibility.

Built in 2021

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251143  |
| Price      | \$625,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,906                  |
| Acres          | 0.07                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2018 40 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B1B7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance, Soaking Tub                                                              |
| Appliances        | Dishwasher, Electric Stove, Freezer, Gas Cooktop, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                                  |
| Cooling           | Full                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |
| Has Basement      | Yes                                                                                                         |
| Basement          | Exterior Entry, Full, Suite                                                                                 |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Wood Frame               |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 63                |
| Zoning         | RC-G              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.