



\$ 389,990.00

## 2219 45 STREET SE CALGARY

<https://paulbrinton.com>

Beautiful bungalow house in Forest Lawn area! Located on quiet street with mature trees, close to schools, shopping and transit! Upstairs has 3 bedrooms and downstairs has 2 bedrooms with big windows and separate entrance! The exterior has been upgraded with new stucco and some windows! The interior has hardwood...

- 5 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1163387

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-26 20:44:05

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 11/26/21

**Lot size:** 5985 sq ft

**Year built:** 1958

**Parking:** Double Garage Detached, Garage Door Opener

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Ceramic Tile,Hardwood,Linoleum

**Utilities:** Electricity Available,Natural Gas Available,Water Available

**Exterior Features:** Private Entrance,Private Yard

**District:** CAL Zone E

**Inclusions:** none

**Lot Features:** Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 4

**Accessibility Features:** Accessible Washer/Dryer

**Community Features:** Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Rooftop

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 16

**Unit Exposure:** E

**Suite:** Suite - Legal

**Frontage Metres:** 15.22M 49`11"

**Living Area SF:** 1045.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Bi-Level

**Zoning:** RC-1

**List Price Square Foot:** \$ 373.20

**Rooms Above Grade:** 5

**Construction Materials:**

Concrete,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Electric

Stove,Refrigerator,Washer/Dryer

**Subdivision Name:** Forest Lawn

**Lot Size Acres:** 0.14

