



GRASSROOTS
REALTY GROUP

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2231 40 Street SE
Calgary, Alberta

MLS # A2334202



\$539,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautiful renovated Bungalow in Forest Lawn. It has many new additions, such as an open concept, a brand new kitchen, windows and vinyl flooring throughout the house. The house comes with one full washroom, which is newly renovated. The basement and main floor have their own laundry. It has a fully renovated legal suite in the basement, which includes 2 bedrooms with walk-in closets. The new paint and vinyl flooring throughout the house brighten up and enlarge the open concept. It is a 50 x 120 ft lot; there is a lot of potential to redevelop.