



GRASSROOTS
REALTY GROUP

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2211 45 Street SE
Calgary, Alberta

MLS # A2340904



\$615,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Off Street, Plug-In, RV Access/Parking, Secured, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Smart Home, Wired for Sound		
Inclusions:	Contact Seller Directly		

Click brochure link for more details** One of a Kind Professionally Renovated Top to Bottom 1150sq.ft. Main Floor: 2 Bedrooms, Forced Air Furnace + A/C Heat Pump, Double Oven, Side by Side Fridge, Dishwasher, Sounds Around System Throughout Interior and Exterior Deck, Large 2 -tier Deck, Eight Person Hot Tub With 82 jets, Gas Barbeque Hook up, Outdoor Pet Washing Area on Deck H/C Water, Alarm system, Central Vacuum System, Alarm System, Washer/Dryer, Kinetic Soft Water System. -Basement: Legal Secondary Suite \$1300 per month, Private Entrance, 1 Bedroom With Walk in Closet, Soundproofing Ceiling With Flush Mounted Pot Lights Throughout, Full Kitchen, With All Appliances Four Piece Bathroom, Stackable Washer and Dryer, Alarm System -Land: Fenced 6' High, Custom Gates, Underground Sprinklers, 8'x10' Garden Shed. Garage: Triple Car Garage 850 sq. ft., With 13' Ceiling, Car Lift Ready, in Floor Heating + Overhead Gas Furnace, 80 Gallon Compressor Plumbed to all Interior Walls, Checker Plated Work Benches Both With Solid Oak Tops, Floor to Ceiling Storage Racks, 30' Full Length Mezzanine on Single Garage Door Side, Stereo System and Speakers, Privacy Wall for RV Parking With a 30 Amp RV Plug 10 Min. From City Centre, 20 min. to Airport 2211 45 Street SE Calgary Alberta