

# \$499,900 - 1532 45 Street Se, Calgary

MLS® #A2224523

**\$499,900**

4 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to this charming bungalow. Zoned R-CG on a 51' x 120' lot-whether you're a homeowner looking to settle in, an investor seeking strong rental potential, or a developer with an eye on future possibilities, this property offers the ideal opportunity. The main level features a well-thought-out layout with three bedrooms, a spacious living room complete with a wood-burning fireplace, and a bright kitchen and dining area. Original hardwood flooring lies beneath the carpet, offering an exciting opportunity to restore timeless character. Downstairs, the fully developed basement with a separate entrance adds tremendous value and flexibility. Enjoy a family room, wet bar, a fourth bedroom, den/home office, 3-piece bathroom, and abundant storage space—perfect for additional development/living space. Outside, the established yard serves as your private retreat, while the oversized, heated double detached garage is a dream for hobbyists, mechanics, or anyone needing extra workspace. A large rear parking pad provides ample space for extra vehicles or RV. Located close to schools, parks, shops, and public transit, this home offers both immediate comfort and exciting long-term development potential. Whether you're looking to live, rent, renovate, or rebuild, this is an exceptional opportunity you won't want to miss. Book your private showing today and explore the possibilities this Forest Lawn gem has to offer!



Built in 1963

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2224523    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 988         |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1532 45 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1N2           |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Detached, Heated Garage, RV Access/Parking, Insulated, Oversized |
| # of Garages   | 2                                                                              |

## Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | See Remarks                                                       |
| Appliances        | Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Wood Burning                                                      |
| Has Basement      | Yes                                                               |

Basement                      Exterior Entry, Finished, Full

**Exterior**

Exterior Features      Other  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 30th, 2025  
Days on Market        13  
Zoning                    R-CG

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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