2211 45 Street SE

Calgary | Active | MLS® A2340904

$615,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1958**	**1,120.04 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Honestdoor Inc.

A closer look

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

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340904
Bedrooms	3
Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,120.04 sq. ft.

Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	49'
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1958 (Age: 68)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5454HJ
Heating:	Forced Air, Heat Pump, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Fiberglass
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Partial, Heat Pump
Fireplaces:	0
Garage:	Yes

Garage Spaces:	3
Parking:	Heated Garage, Off Street, Plug-In, RV Access/Parking, Secured, See Remarks, Triple Garage Detached
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Multiple Locations
City Quadrant:	Southeast
Community:	Forest Lawn
Appliances:	Dishwasher, Double Oven, Refrigerator, See Remarks, Washer/Dryer Stacked, Water Softener
Inclusions:	Contact Seller Directly
Restrictions:	Call Lister
Main Floor	Bedroom · 16'6" × 8'7" ·
Main Floor	Dining Room · 8'8" × 8'7" ·
Main Floor	Foyer · 5'11" × 4'9" ·
Main Floor	Kitchen · 10'6" × 7'6" ·
Main Floor	Living Room · 19'10" × 13'3" ·
Main Floor	Bedroom - Primary · 16'5" × 12'6" ·
Basement	Laundry · 16'11" × 5'9" ·
Suite	Bedroom · 15'9" × 9'9" ·
Suite	Kitchen · 11'7" × 10'6" ·
Suite	Game Room · 20'3" × 12'11" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Closet Organizers, Jetted Tub, Low Flow Plumbing Fixtures, No Smoking Home, Separate Entrance, Smart Home, Wired for Sound
Exterior Features:	BBQ gas line, Other

Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Treed, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2211-45-street-se-calgary-a2340904/

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