

**2608 42 Street SE
Calgary, Alberta**

MLS # A2220135



\$589,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1963 (62 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, Full, Suite
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: IN BASEMENT: ELECTRIC RANGE, OTR MICROWAVE, REFRIGERATOR, WASHER AND DRYER

Fully Renovated(Oct, 2023) 6-Bedroom Bungalow with Basement Suite (illegal) in Forest Lawn SE! This stunning, move-in-ready detached bungalow in the heart of Forest Lawn SE has been thoughtfully upgraded from top to bottom. Fully renovated (Oct, 2023) including a new furnace , new hot water tank , New kitchen's, all new appliances, new egress windows in the basement, and all new windows on the main floor, ensuring comfort, safety, and energy efficiency. You'll also appreciate the modern knockdown ceilings throughout the home, adding a stylish and contemporary finish. Ideally located just minutes from downtown Calgary, and close to schools, parks, shopping centres, and public transit, this home offers incredible convenience and versatility for families, first-time buyers, or investors alike. Step inside to a bright and welcoming foyer that opens into a spacious living room filled with natural light from large front-facing windows. The beautifully renovated kitchen features quartz countertops, stainless steel appliances, a stylish tile backsplash, and a central island, perfect for both everyday use and entertaining. The main floor also includes three generously sized bedrooms and a fully updated 4-piece bathroom. Downstairs, the basement suite (illegal) offers a private entrance, a second modern kitchen with stainless steel appliances, another 4-piece bathroom, three additional bedrooms, and a separate laundry area—an excellent layout for extended family living. Enjoy outdoor living in the large, fully fenced backyard, ideal for summer gatherings, gardening, or adding a garage in the future. With its extensive renovations and prime location, this home is the perfect blend of style, function, and opportunity. Book your private showing today—this one won't last!