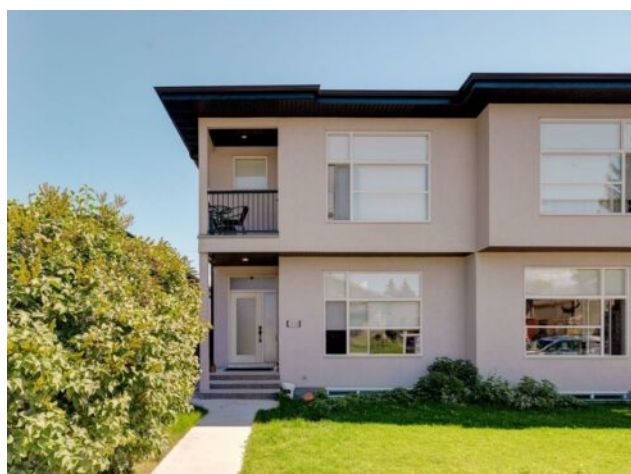


2018 40 Street SE  
Calgary, Alberta

MLS # A2251143



# \$625,000

|           |                                  |        |                  |
|-----------|----------------------------------|--------|------------------|
| Division: | Forest Lawn                      |        |                  |
| Type:     | Residential/Duplex               |        |                  |
| Style:    | 2 Storey, Attached-Side by Side  |        |                  |
| Size:     | 1,906 sq.ft.                     | Age:   | 2021 (4 yrs old) |
| Beds:     | 4                                | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached           |        |                  |
| Lot Size: | 0.07 Acre                        |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard |        |                  |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air                                     | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank                      | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Full, Suite           | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame                             | Zoning:    | RC-G |
| Foundation: | Poured Concrete                                | Utilities: | -    |
| Features:   | Kitchen Island, Separate Entrance, Soaking Tub |            |      |

Inclusions: Window Coverings

Stunning Duplex with Legal Basement Suite in Forest Lawn! Discover modern living in this beautiful duplex, perfectly situated in the desirable Forest Lawn community! This stylish residence boasts an open-concept layout with high ceilings and abundant natural light. The main floor features a spacious living area, a contemporary kitchen equipped with stainless steel appliances, quartz countertops, and a dining space ideal for entertaining. The upper level offers three bedrooms, including the master retreat complete with a beautiful ensuite. The basement suite (separate exterior entrance), is perfect for additional rental income or guests, featuring its own entrance, a full kitchen, living area, and laundry facilities. Enjoy outdoor relaxation in your private backyard, suitable for summer gatherings. Conveniently located near schools, parks, shopping, and public transport, this duplex is the perfect blend of comfort and accessibility.