

# \$685,000 - 2444 45 Street Se, Calgary

MLS® #A2253904

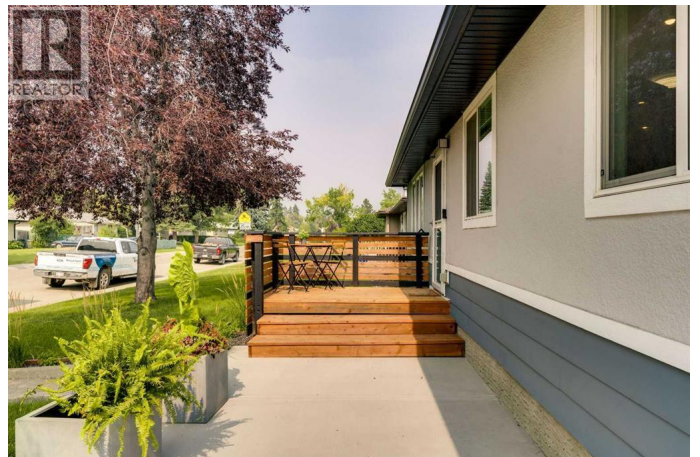
**\$685,000**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Single Family on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to 2444 45 Street SE, a home completely rebuilt from the studs up by a Master Builder, offering the comfort and peace of mind of a brand-new property in a mature, established community. Every detail has been thoughtfully designed, blending modern finishes with timeless craftsmanship. The main floor showcases bamboo hardwood floors, knockdown ceilings, LED pot lights, wainscoting, solid core doors, and craftsman-style window and door casings. The bright, functional kitchen showcases quartz countertops, newer stainless steel appliances, and updated cabinetry, and opens seamlessly to a spacious dining and living area perfect for gatherings. The primary bedroom is generously sized with a massive closet, while the main bath features a double vanity with contemporary finishes. The fully developed basement expands the living space with two large bedrooms, a three-piece bath, laundry, ample storage, a recreation room, and a kitchenette complete with dishwasher, fridge, and plenty of cabinetry. With its own side entrance, the lower level offers excellent potential for a future suite. A secondary suite would be subject to approval and permitting by the city/municipality. Major system upgrades include all new electrical including panel, new plumbing with main stack and rough-ins, newer furnace and hot water tank, upgraded insulation, and added soundproofing for lasting comfort and efficiency. Outside, the property is equally impressive. The landscaping is



immaculate, with a welcoming front porch, cedar decks with contemporary railings, a finished patio space, large gardens, planter boxes, and a greenhouse. Exterior upgrades include newer windows, Hardie board siding, roof, soffits, fascia, eavestroughs, exterior doors, fencing, and fresh paint. A single detached garage completes this move-in ready home. Located close to schools, parks, playgrounds, walking paths, and shopping along 17th Avenue, this property offers the perfect balance of convenience and lifestyle. This is a rare opportunity to own a like-new home in one of Calgary's most accessible communities. (id:6289)

Built in 1959

**Essential Information**

Listing #	A2253904
Price	\$685,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,072
Acres	0.14
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	2444 45 Street Se
Subdivision	Forest Lawn
City	Calgary
Province	Alberta
Postal Code	T2B1K4

**Amenities**

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, No Smoking Home, Level

Parking Spaces	1
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Composite Siding, Stucco
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:01am PDT