

# \$425,000 - 2035 40 Street Se, Calgary

MLS® #A2207242

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

**\*\* Open House, Sat, April 5, 11-1pm \*\*** Step into this beautifully updated semi-detached home in Calgary, where style meets substance! Over the past several years, this home has undergone significant improvements, including a new kitchen, new windows, and new doors, making it a worry-free, move-in-ready opportunity. Upstairs, you'll find three comfortable bedrooms, each featuring recently installed windows for year-round comfort. The spacious Jack-and-Jill bathroom boasts a brand-new vanity and fresh tilework, adding a touch of modern elegance. On the main floor, natural light comes through east- and west-facing windows in the spacious living room and renovated kitchen that keeps the space bright and airy. A brand-new patio door opens to a mature west-facing deck and backyard—perfect for entertaining or relaxing. Throughout the home, new interior doors complement the updates to the kitchen, bathrooms, and entryway. The basement offers flexibility with space for a spare bedroom, gym, or additional storage. A tidy mechanical room houses a hot water tank replaced in 2024. Upstairs, the sunny east-facing deck off the primary bedroom has been updated with new decking for both safety and charm. This home is as solid as it is stylish, featuring a cinder block party wall for added durability and soundproofing, along with a **BRAND NEW ROOF**. With its thoughtful upgrades and excellent location, this quaint



family home is a turnkey opportunity you won't want to miss. Book your showing today!

Built in 1969

### Essential Information

MLS® #	A2207242
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,198
Acres	0.07
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2035 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B1B6

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.