

\$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, Sunday, April 13, 2-4pm **** 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 | 9 |
| Zoning | R-CG |

Listing Details

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

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