\$634,900 - 2444 45 Street Se, Calgary

MLS® #A2264619

\$634,900

4 Bedroom, 2.00 Bathroom, 1,072 sqft Residential 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.

Built in 1959

Essential Information

MLS® # A2264619 Price \$634,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,072 Acres 0.14

Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

Community Information

Address 2444 45 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B 1K4

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Gas

Range

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Private Yard, Storage

Lot Description Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level

Roof Asphalt

Construction Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 15th, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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