# \$599,900 - 2401 40 Street Se, Calgary

MLS® #A2202406

### \$599,900

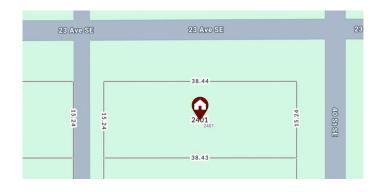
5 Bedroom, 2.00 Bathroom, 1,333 sqft Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

An incredible opportunity for investors, builders, and developers, this rare RC-G zoned CORNER LOT with a back lane spans 50 x 126 feet, offering the potential to develop a 4-plex with legal suites for up to eight units, subject to city approval. Located on a quiet street just a few blocks from schools, the property features a fully fenced oversized lot. The main floor includes two bedrooms, a full bathroom, a large living room, a sitting room, and a bright solarium overlooking the backyard. Basement features a separate entrance, with a kitchen, two bedrooms and bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along 17 Ave SE. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest, with a long-term tenant already in place. Viewings are subject to an accepted offer. Don't miss out on this prime development opportunity with endless potentialâ€"act now!







Built in 1959

#### **Essential Information**

MLS® # A2202406 Price \$599,900

Bedrooms 5 Bathrooms 2.00 Full Baths 2

Square Footage 1,333 Acres 0.14 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 2401 40 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B1C1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Oven,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Corner Lot, Level

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 20

Zoning R-CG

## **Listing Details**

Listing Office Keller Williams BOLD Realty

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