

**2035 40 Street SE**  
**Calgary, Alberta**

**MLS # A2207242**



**\$420,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Vaulted Ceiling(s)		

**Inclusions:** N/A

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!