

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

MLS® #A2207242

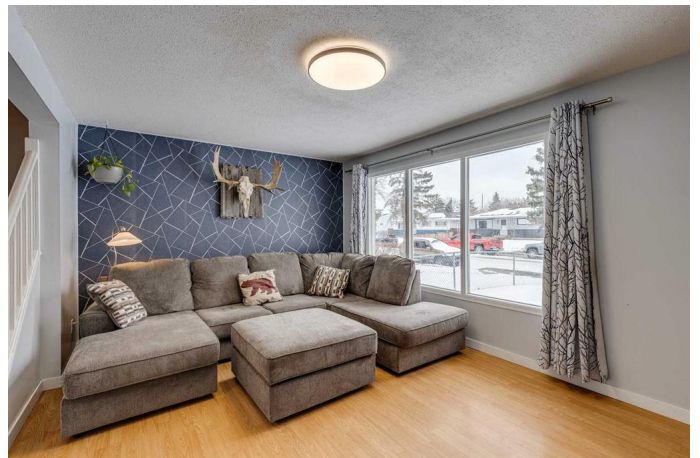
**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

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, youâ€™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 backyardâ€”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        27  
Zoning                  R-CG

**Listing Details**

Listing Office           Real Broker

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