\$625,000 - 2020 40 Street Se, Calgary

MLS® #A2249296

\$625,000

4 Bedroom, 4.00 Bathroom, 1,911 sqft Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

Stunning Duplex with Legal Basement Suite in Forest Lawn!

Discover modern living in this beautiful duplex, perfectly situated in the desirable Forest Lawn community! This stylish residence boasts an open-concept layout with high ceilings and abundant natural light. The main floor features a spacious living area, a contemporary kitchen equipped with stainless steel appliances, quartz countertops, and a dining space ideal for entertaining. The upper level offers three bedrooms, including the master retreat complete with a beautiful ensuite. The basement suite (separate exterior entrance), is perfect for additional rental income or guests, featuring its own entrance, a full kitchen, living area, and laundry facilities. Enjoy outdoor relaxation in your private backyard, suitable for summer gatherings. Conveniently located near schools, parks, shopping, and public transport, this duplex is the perfect blend of comfort and accessibility.

Built in 2021

Essential Information

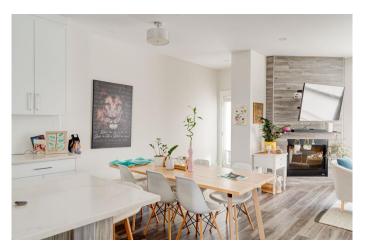
MLS® # A2249296
Price \$625,000
Bedrooms 4
Bathrooms 4.00

Bathrooms 4.9 Full Baths 3

Half Baths 1







Square Footage 1,911
Acres 0.07
Year Built 2021

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2020 40 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2B1B7

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Quartz Counters, Separate Entrance

Appliances Dishwasher, Gas Range, Gas Stove, Microwave Hood Fan,

Washer/Dryer, Freezer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Exterior Entry, Full, Suite

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2025

Days on Market 74

Zoning RC-G

Listing Details

Listing Office eXp Realty

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