

# \$664,000 - 2018 40 Street Se, Calgary

MLS® #A2251143

## \$664,000

4 Bedroom, 4.00 Bathroom, 2,177 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

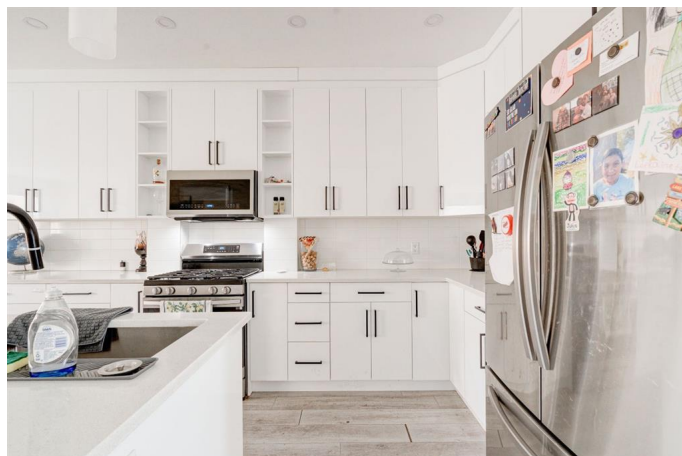
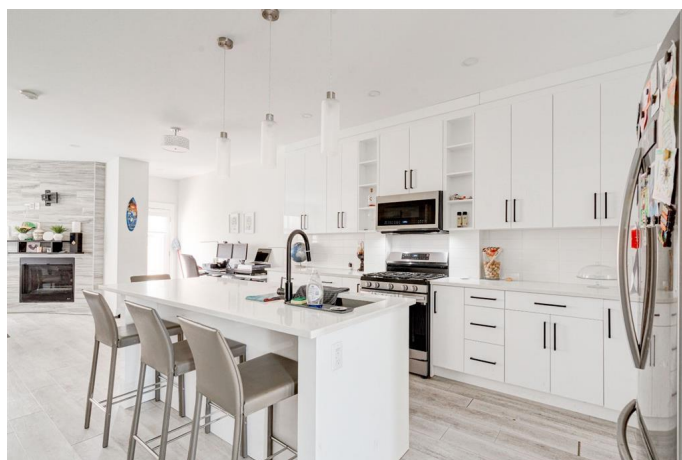
Stunning Duplex with Legal Basement Suite in Forest Lawn!

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® #	A2251143
Price	\$664,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	2,177
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2018 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	Kitchen Island, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Electric Stove, Freezer, Gas Cooktop, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed            August 24th, 2025  
Zoning                 RC-G

**Listing Details**

Listing Office           eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.