

# \$459,900 - 2009 40 Street Se, Calgary

MLS® #A2227750

**\$459,900**

3 Bedroom, 1.00 Bathroom, 1,049 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

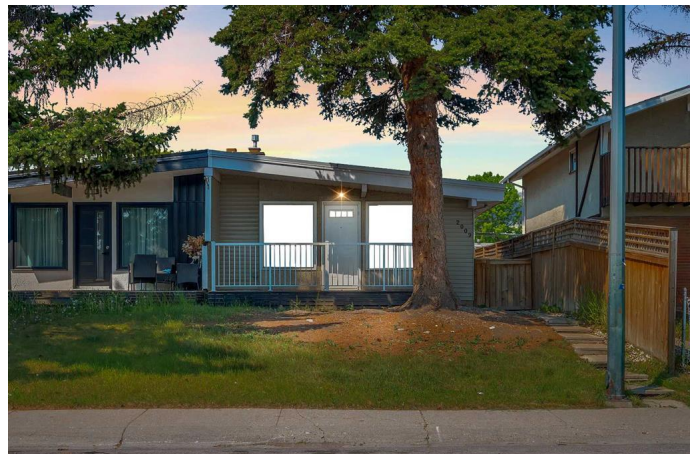
Step inside to discover the warmth and durability of newly installed, low-maintenance vinyl flooring that flows seamlessly throughout the main level. The open-concept layout effortlessly connects the stylishly updated kitchen to the welcoming dining area—perfect for entertaining family and friends.

The kitchen is a standout feature, showcasing brand-new cabinetry, a modern sink with updated plumbing fixtures, and gleaming stainless steel appliances—still wrapped in protective plastic, ready for the lucky new owners to unveil. The adjacent living room is anchored by a cozy corner gas fireplace, creating a relaxing space to unwind or curl up with a book on cooler evenings.

High ceilings and an airy floor plan are complemented by new light fixtures and freshly painted walls, allowing natural light to flood in through large windows. Custom blinds add a finishing touch of privacy and style.

Three generously sized bedrooms on the main floor offer comfort and flexibility for any family. A unique sliding barn door reveals a large pantry/storage room, adding a touch of character and convenience. The spacious main bathroom is designed for relaxation, featuring a deep soaker tub that offers a spa-like retreat in your own home.

Head downstairs to the partially finished



basement where possibilities abound. Recent updates include a newer furnace, and the space includes a full bathroom, a fourth bedroom (note: window not to egress code), and a large family room—just awaiting your choice of flooring to complete the vision.

Outside, enjoy morning coffee on the charming front porch, or let the kids play freely in the fully fenced backyard. The double garage is insulated and drywalled, with a side parking pad offering added space for extra vehicles or recreational gear.

Located close to schools, shopping, and major transit routes, this home offers the perfect combination of comfort and convenience. Move-in ready with tasteful upgrades and thoughtful touches throughout—this is truly a turnkey property full of charm and value.

Don't miss your opportunity—contact your favourite REALTOR® today before it's gone!

Built in 1969

## Essential Information

MLS® #	A2227750
Price	\$459,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,049
Acres	0.07
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	2009 40 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.