

# \$599,900 - 2401 40 Street Se, Calgary

MLS® #A2202406

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,333 sqft  
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

An incredible opportunity for investors, builders, and developers, this rare RC-G zoned CORNER LOT with a back lane spans 50 x 126 feet, offering the potential to develop a 4-plex with legal suites for up to eight units, subject to city approval. Located on a quiet street just a few blocks from schools, the property features a fully fenced oversized lot. The main floor includes two bedrooms, a full bathroom, a large living room, a sitting room, and a bright solarium overlooking the backyard. Basement features a separate entrance, with a kitchen, two bedrooms and bath. A single detached garage and ample street parking add convenience, while the surrounding area continues to grow with new developments along 17 Ave SE. Whether you're looking to build now or hold for future development, this property presents an exceptional chance to live, rent, and invest, with a long-term tenant already in place. Don't miss out on this prime development opportunity with endless potential—act now!



Built in 1959

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2202406  |
| Price      | \$599,900 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Square Footage | 1,333       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2401 40 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B1C1            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                            |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Cooktop, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                             |
| Cooling           | None                                                                                                                   |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Exterior Entry, Finished, Full                                                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Corner Lot, Level     |
| Roof              | Metal                            |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 14th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 46   |
| Zoning         | R-CG |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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