



## 2211 45 Street SE, Calgary, Alberta - \$670,000



Main Photo

### Property Description

Click brochure link for more details\*\* Professionally renovated home with two upstairs bedrooms, four-piece bathroom, new heat pump with AC, and LVP flooring throughout main areas. Bedrooms feature pre-finished hardwood, with a modern kitchen boasting side-by-side fridge, dishwasher, and double oven with glass cooktop. Sound system wired through upstairs, deck, and 850-square-foot triple car garage with heated slab, 13-foot ceilings, and RV parking behind an eight-foot privacy wall with lockable custom gate. Legal basement suite, professionally done, with separate entrance, four-piece bathroom, stackable washer-dryer, porcelain tile in entrance, bathroom, and kitchen, plus fridge, stove, dishwasher, hardwood living room, one bedroom with walk-in closet and under-stair storage, and large egress windows for plenty of light. Fully fenced yard with underground sprinklers and large upper-level deck with eight-person hot tub and privacy walls. House and garage feature acrylic stucco exteriors. Too many amenities to list.



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