

# \$679,000 - 2020, 40 Street Street, Calgary

MLS® #A2249296

**\$679,000**

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	\$679,000
Bedrooms	4
Bathrooms	4.00
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 Street
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, Freezer, Gas Range, Gas Stove, Microwave Hood Fan, Washer/Dryer
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	1
Zoning	FLN

**Listing Details**

Listing Office	eXp Realty
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