

# \$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	52
Zoning	R-CG

## **Listing Details**

Listing Office	Keller Williams BOLD 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.