

# \$649,999 - 2018 40 Street Se, Calgary

MLS® #A2251143

**\$649,999**

4 Bedroom, 4.00 Bathroom, 1,906 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

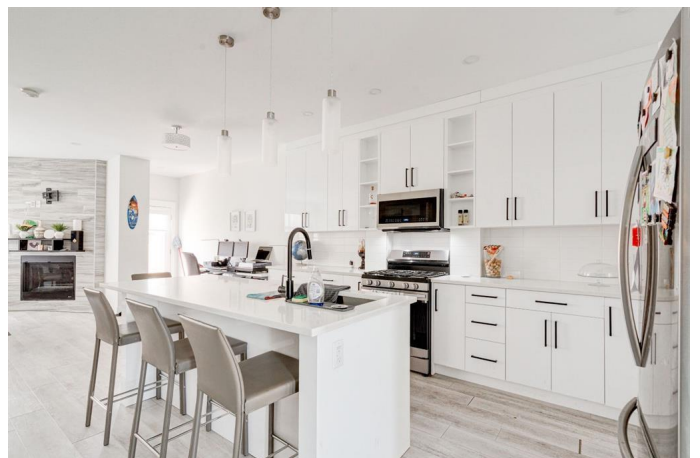
Stunning Duplex with Legal Basement Suite in Forest Lawn!

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® #	A2251143
Price	\$649,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,906
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2018 40 Street Se
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	Kitchen Island, Separate Entrance, Soaking Tub
Appliances	Dishwasher, Electric Stove, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Freezer, Gas Range
Heating	Forced Air
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

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

## **Additional Information**

Date Listed August 24th, 2025  
Days on Market 22  
Zoning RC-G

## **Listing Details**

Listing Office eXp Realty

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