

\$308,800 - C, 1211 44 Street Se, Calgary

MLS® #A2204552

\$308,800

2 Bedroom, 2.00 Bathroom, 536 sqft
Residential on 0.21 Acres

Forest Lawn, Calgary, Alberta

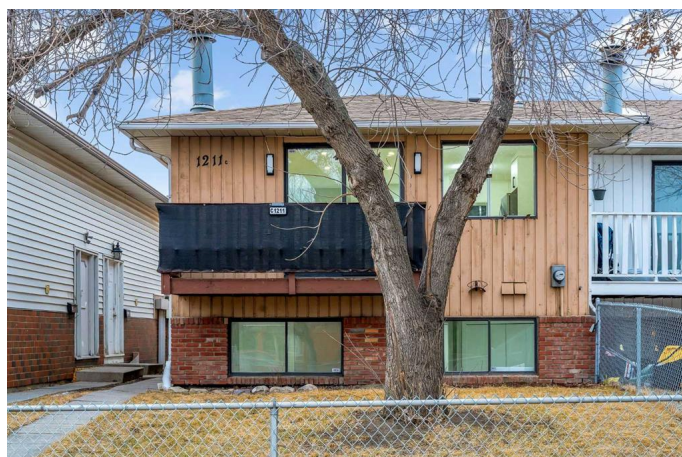
2 BED - 1.5 BATH -FULLY RENOVATED TOWNHOME - NO CONDO FEES- RIGHT IN FRONT OF SCHOOL - Step into this charming townhouse designed for comfort and privacy.

The main floor offers LIVING AREA and KITCHEN with open floor concept. The living area features a FIREPLACE perfect for adding warmth and ambiance to your home. The basement features 2 BEDROOMS with closets, one with a walk-in-closet in the room Laundry is located in the hall with extra closet. A 4PC BATH and ample STORAGE SPACE complete this level. Situated close to schools, shopping, and all essential amenities, this home offers convenience. EXCEPTIONAL VALUE for everything it offers AN INCREDIBLE OPPORTUNITY! Also, potential for an even greater investment.

Built in 1976

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2204552 |
| Price | \$308,800 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 536 |
| Acres | 0.21 |
| Year Built | 1976 |



| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | C, 1211 44 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 5E6 |

Amenities

| | |
|----------------|-------|
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters |
| Appliances | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle, Shingle |
| Construction | Brick, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 23rd, 2025 |
| Days on Market | 11 |
| Zoning | M-C1 |

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.