

\$299,900 - B, 1415 44 Street Se, Calgary

MLS® #A2231447

\$299,900

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Step into this charming townhouse that offers a perfect balance of comfort and privacy. The main floor features a spacious open-concept living and kitchen area, perfect for entertaining or relaxing. The living room is warmed by a cozy fireplace, creating an inviting atmosphere.

Downstairs, you'll find two comfortable bedrooms, each with its own closet, providing plenty of space for storage. A full 4-piece bathroom completes this level, ensuring convenience and functionality.

Upstairs, you'll find a convenient laundry area, along with a 2-piece powder room for added ease and comfort.

Located just steps from schools, shopping, and essential amenities, this home offers unbeatable convenience. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity that shouldn't be missed!

Built in 1975

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2231447 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 513 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | B, 1415 44 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 5E6 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Dryer, Range, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard |
| Lot Description | Back Lane, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025
Days on Market 18
Zoning M-C1

Listing Details

Listing Office VIP Realty & Management

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