\$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 offersâ€"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 12

Zoning M-C1

Listing Details

Listing Office Real Broker

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