

**B, 1415 44 Street SE**  
**Calgary, Alberta**

**MLS # A2231447**



**\$294,900**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Forest Lawn                |               |                   |
| <b>Type:</b>     | Residential/Five Plus      |               |                   |
| <b>Style:</b>    | Bi-Level                   |               |                   |
| <b>Size:</b>     | 513 sq.ft.                 | <b>Age:</b>   | 1975 (50 yrs old) |
| <b>Beds:</b>     | 2                          | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Stall                      |               |                   |
| <b>Lot Size:</b> | -                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Street Lighting |               |                   |

|                    |                    |                   |       |
|--------------------|--------------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Vinyl              | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | \$ 80 |
| <b>Basement:</b>   | Finished, Full     | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Wood Frame         | <b>Zoning:</b>    | M-C1  |
| <b>Foundation:</b> | Poured Concrete    | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Vaulted Ceiling(s) |                   |       |

**Inclusions:** N/A

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!