



GRASSROOTS
REALTY GROUP

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1521 44 Street SE
Calgary, Alberta

MLS # A2219518



\$495,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Forest Lawn | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 983 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Alley Access, Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Bookcases | | |

Inclusions: N/A

Welcome to 1521 44 Street SE, a delightful bungalow located in the vibrant and evolving community of Forest Lawn. This character-filled home offers a fantastic opportunity for first-time buyers, savvy investors, or those looking to downsize into a well-established neighbourhood. With its inviting curb appeal, this property exudes warmth and potential from the moment you arrive. Originally built in 1971, this detached bungalow blends classic charm with functionality. Inside, you'll find spacious principal rooms that offer a comfortable flow for daily living and entertaining. Large windows invite plenty of natural light, and the layout offers flexibility to suit your lifestyle. While the home is ready to move in, there's ample opportunity to personalize or renovate and add value. Whether you're envisioning modern updates or keeping its retro flair, the canvas is yours to shape. The home includes a detached garage, ideal for secure parking, a workshop, or extra storage. The lot is generously sized and features mature landscaping, with room for gardening, play space, or outdoor entertaining. With a bit of imagination, the backyard could become your personal urban oasis. Located just steps from schools, parks, public transit, and a wide array of local shops and eateries along International Avenue, this address offers convenience and community. Whether you're commuting downtown or exploring all that Southeast Calgary has to offer, you'll love the accessibility and character of this area. Don't miss this exceptional opportunity to own a detached home in a fast-changing inner-city neighbourhood. All information provided is believed to be accurate but should be independently verified. Contact your Realtor today to schedule a private showing.

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