



GRASSROOTS
REALTY GROUP

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**2017 44 Street SE
Calgary, Alberta**

MLS # A2257891



\$450,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	986 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to Forrest Lawn. Nicely maintained bungalow with a single detached garage and carport. Private west yard with a wonderful garden space. One owner since 1960. Hardwood floors in the bedrooms. 3 bedrooms up and a massive family room down. Large eat in kitchen with oak cabinets.