



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

**MLS # A2282492**



**\$299,000**

**Division:** Forest Lawn

**Type:** Residential/Five Plus

**Style:** Bi-Level

**Size:** 531 sq.ft. **Age:** 1975 (51 yrs old)

**Beds:** 2 **Baths:** 1 full / 1 half

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** Back Lane, Front Yard, Lawn

**Heating:** Forced Air

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 80

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

**Inclusions:** N/A

Step into this cute, approximately 1,000 sq. ft. renovated townhouse that offers the perfect balance of comfort, privacy, and functionality. The inviting main floor features a bright, open-concept living and kitchen area—ideal for everyday living or entertaining. The cozy fireplace anchors the living room, creating a warm and welcoming atmosphere. Downstairs, you'll find two comfortable bedrooms, each with its own closet, along with a full 4-piece bathroom that completes the level with convenience and practicality. Upstairs offers added everyday ease with a convenient laundry area and a 2-piece powder room. Enjoy a nice front yard and an unbeatable location just steps from schools, shopping, and essential amenities. Whether you're a first-time buyer or an investor, this charming and well-updated home is a fantastic opportunity you won't want to miss.