



GRASSROOTS
REALTY GROUP

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**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.