



**A, 1407 44 Street SE  
Calgary, Alberta**

**MLS # A2299327**



**\$270,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	514 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Natural Woodwork

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 80

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to this 2 bedroom, 1.5 bathroom townhouse offering great value in a convenient SE Calgary location. Whether you're a first-time buyer, investor, or looking for a practical place to call home, this one checks the boxes. The main floor features a bright and functional living space, along with a kitchen and dining area that work well for everyday living. A convenient half bath is also located on the main level. Downstairs, you'll find two well-sized bedrooms and a full bathroom, creating a comfortable and private sleeping area separate from the main living space, along with ample storage space tucked under the stairs. Enjoy your own backyard, perfect for relaxing, pets, or a bit of outdoor space without the maintenance of a larger property. Located close to schools, shopping, public transit, and with easy access to major routes, this home offers both convenience and affordability. A solid option for getting into the market or adding to your investment portfolio.