



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

**MLS # A2300528**



**\$275,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	531 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 80
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, Primary Downstairs, Stone Counters, Storage		

**Inclusions:** N/A

Great opportunity to own 1 or 3 great properties!!! Perfect for an Investor or first time home buyer!! 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.