

# \$308,800 - C, 1211 44 Street Se, Calgary

MLS® #A2204552

**\$308,800**

2 Bedroom, 2.00 Bathroom, 536 sqft

Residential on 0.21 Acres

Forest Lawn, Calgary, Alberta

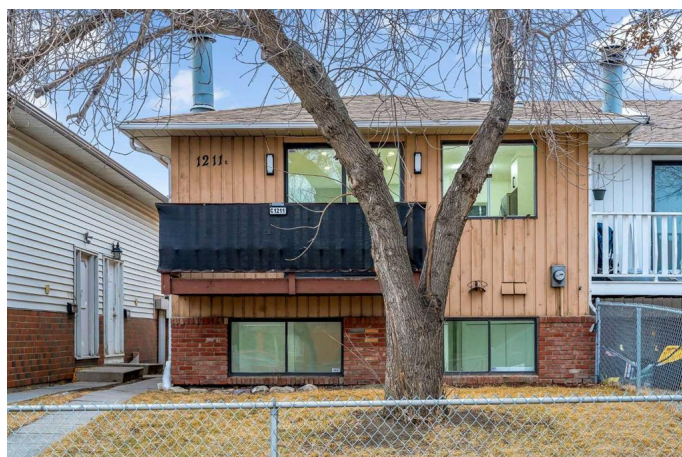
2 BED - 1.5 BATH -FULLY RENOVATED TOWNHOME - NO CONDO FEES- RIGHT IN FRONT OF SCHOOL - Step into this charming townhouse designed for comfort and privacy.

The main floor offers LIVING AREA and KITCHEN with open floor concept. The living area features a FIREPLACE perfect for adding warmth and ambiance to your home. The basement features 2 BEDROOMS with closets, one with a walk-in-closet in the room Laundry is located in the hall with extra closet. A 4PC BATH and ample STORAGE SPACE complete this level. Situated close to schools, shopping, and all essential amenities, this home offers convenience. EXCEPTIONAL VALUE for everything it offers AN INCREDIBLE OPPORTUNITY! Also, potential for an even greater investment.

Built in 1976

## Essential Information

MLS® #	A2204552
Price	\$308,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	536
Acres	0.21
Year Built	1976



Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	C, 1211 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5E6

### **Amenities**

Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle, Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	14
Zoning	M-C1

## Listing Details

Listing Office

Real Broker

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