

# \$294,900 - B, 1415 44 Street Se, Calgary

MLS® #A2231447

**\$294,900**

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Step into this charming townhouse that offers a perfect balance of comfort and privacy. The main floor features a spacious open-concept living and kitchen area, perfect for entertaining or relaxing. The living room is warmed by a cozy fireplace, creating an inviting atmosphere.

Downstairs, you'll find two comfortable bedrooms, each with its own closet, providing plenty of space for storage. A full 4-piece bathroom completes this level, ensuring convenience and functionality.

Upstairs, you'll find a convenient laundry area, along with a 2-piece powder room for added ease and comfort.

Located just steps from schools, shopping, and essential amenities, this home offers unbeatable convenience. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity that shouldn't be missed!

Built in 1975

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2231447  |
| Price     | \$294,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 513           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | B, 1415 44 Street Se |
| Subdivision | Forest Lawn          |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5E6              |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                             |
| Appliances        | Dryer, Range Hood, Refrigerator, Washer, Range |
| Heating           | Forced Air                                     |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning                                   |
| Has Basement      | Yes                                            |
| Basement          | Finished, Full                                 |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, Private Yard, Lighting |
| Lot Description   | Back Lane, Street Lighting      |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 16th, 2025  
Days on Market                113  
Zoning                              M-C1

**Listing Details**

Listing Office                    VIP Realty & Management

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