



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

MLS # A2299327



\$260,000

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

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 80
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork		

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.