



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**B, 1207 44 Street SE
Calgary, Alberta**

MLS # A2306171



\$255,000

Division:	Forest Lawn		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	516 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Front Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

Perfect for an Investor or first time home buyer!! Step into this cute, approximately 1,000 sq. ft. renovated corner 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.