

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

MLS # A2282492



\$299,000

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

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 80
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

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.