

**D, 903 44 Street SE
Calgary, Alberta**

MLS # A2282956



\$350,000

Division:	Forest Lawn		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	954 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Level		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 0
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Soaking Tub		

Inclusions: N/A

Diamond in the Rough with Updates! This 954 sq ft, 2-bedroom, 2-bath end-unit townhome is a great opportunity for first-time buyers or investors looking to add value. The home has had some renovations completed since 2022, offering a head start while still leaving room to make it your own. The functional layout features two full baths, decent-sized bedrooms, laundry, and the added privacy of an end unit. Even better, this property comes with no condo fees, helping keep monthly costs low and cash flow strong. Ideally located within walking distance to shopping, schools, parks, and the community centre, this home combines convenience, affordability, and potential. Whether you're entering the market or expanding your investment portfolio, this is an opportunity worth seeing.