

# \$279,900 - E, 1203 44 Street Se, Calgary

MLS® #A2228839

**\$279,900**

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Price Reduced!! \*\*Excellent first time Buyer home. \$0 Condo fees. Great location near Schools, Shopping, Transit, Playground. Very functional Bi-level floor plan. Features 1,000 square feet of livable space, includes a large living room with fireplace, sliding door to balcony overlooking a private fenced backyard. The main floor dining room is spacious. The kitchen has new counter tops, New cupboards and NEW SS Kitchen appliances. The flooring is New. There is a 2 piece powder room on the main and a recently updated 4 piece bath in the lower level, The primary bedroom is spacious with a huge walk-in closet. There is 1 more bedroom and convenient storage room. Roof shingles are 1 year old. This affordable comfortable home is available for immediate possession. Call your favorite Realtor today. (Although this property is registered as a Condo, it does not operate as one. There are No Condo Documents, No management Company and No Condo fees)

Built in 1976

## Essential Information

MLS® #	A2228839
Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	513
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	E, 1203 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5E6

### Amenities

Amenities	Parking
Parking Spaces	3
Parking	Assigned, Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	31
Zoning	M-C1

## Listing Details

Listing Office	First Place Realty
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