\$294,900 - B, 1415 44 Street Se, Calgary

MLS® #A2231447

\$294,900

2 Bedroom, 2.00 Bathroom, 513 sqft Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Step into this charming townhouse that offers a perfect balance of comfort and privacy. The main floor features a spacious open-concept living and kitchen area, perfect for entertaining or relaxing. The living room is warmed by a cozy fireplace, creating an inviting atmosphere.

Downstairs, you'll find two comfortable bedrooms, each with its own closet, providing plenty of space for storage. A full 4-piece bathroom completes this level, ensuring convenience and functionality.

Upstairs, you'll find a convenient laundry area, along with a 2-piece powder room for added ease and comfort.

Located just steps from schools, shopping, and essential amenities, this home offers unbeatable convenience. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity that shouldn't be missed!

Built in 1975

Essential Information

MLS® # A2231447 Price \$294,900

Bedrooms 2 Bathrooms 2.00







Full Baths 1

Half Baths 1

Square Footage 513

Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style Bi-Level Status Active

Community Information

Address B, 1415 44 Street Se

Subdivision Forest Lawn

City Calgary
County Calgary
Province Alberta
Postal Code T2A 5E6

Amenities

Amenities None

Parking Spaces 1

Parking Stall

Interior

Interior Features Vaulted Ceiling(s)

Appliances Dryer, Range Hood, Refrigerator, Washer, Range

Heating Forced Air

Cooling None

Fireplace Yes # of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard, Lighting

Lot Description Back Lane, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025

Days on Market 134
Zoning M-C1

Listing Details

Listing Office VIP Realty & Management

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