

E, 1403 44 Street SE  
Calgary, Alberta

MLS # A2173879



## \$269,900

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	498 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 0

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

Welcome to this charming and well-cared-for bi-level offering nearly 1,000 sq. ft. of comfortable living space, perfect for first-time buyers or families! This home boasts NO CONDO FEES and features a bright, spacious floor plan. The upper level includes a kitchen with new granite countertops and a cozy breakfast nook, a convenient 2-piece bath, and a living room with a corner wood-burning fireplace, which opens onto a private balcony. The lower level offers 2 large bedrooms with ample closet space and a full 4-piece bathroom. Outside, enjoy a fenced and landscaped yard, along with parking for added convenience. Situated in a family-friendly neighborhood close to schools, shopping, parks, and public transit, this home offers everything you need in a great location! Don't miss this opportunity for comfortable living with no extra fees!