

# \$299,900 - E, 1203 44 Street Se, Calgary

MLS® #A2228839

**\$299,900**

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

OPEN HOUSE Sunday June 8. 1pm to 4pm

**\*\*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      | \$299,900 |
| 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                9  
Zoning                              M-C1

**Listing Details**

Listing Office                    First Place Realty

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