

**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		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Vinyl Windows		

**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!