

**C, 1407 44 Street SE  
Calgary, Alberta**

**MLS # A2178391**



**\$279,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	525 sq.ft.	<b>Age:</b>	1975 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 80
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	M-c1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Natural Woodwork, No Animal Home, Storage		

**Inclusions:** All Appliances, Storage Shed

What a great Location! Do not miss out this great opportunity to own this townhouse, with LOW condo fees. This unit faces the main street, and is minutes from schools, a large shopping centre, the Calgary Public Library and the East Calgary Health Centre, with quick access to 17th Ave SE, and Memorial Drive and Deerfoot Trail. It is walking distance to all amenities and transit, including the BRT.. The main floor is open concept with some beautiful upgrades, including a modern white kitchen, newer bathrooms, gorgeous wood ceiling.. The main living area is flooded with a ton of natural light, thanks to the large east facing patio window, leading to the balcony and fenced, private yard. There is a half bath/laundry room conveniently located off the kitchen on the main floor. The assigned parking space is located in the back of the complex, off the alley. In the basement you'll find two generous bedrooms with large, sunshine windows, good sized closets, a linen closet and full, 4pc bathroom. You will also find ample storage, under the stairs. This home has been well maintained, book a showing with your favorite agent today to see it in person!