

# \$298,800 - E, 1211 44 Street Se, Calgary

MLS® #A2199659

**\$298,800**

2 Bedroom, 2.00 Bathroom, 522 sqft  
Residential on 0.21 Acres

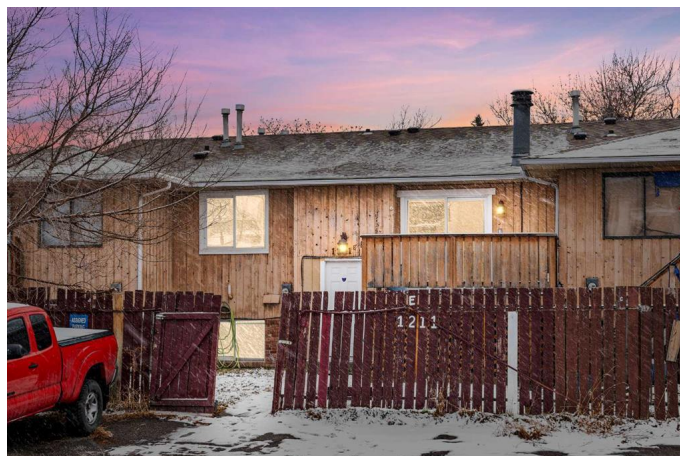
Forest Lawn, Calgary, Alberta

2 BED - 1.5 BATH - BI-LEVEL CONDO - NO CONDO FEES- Step into this charming townhouse designed for comfort and privacy. The main floor offers LIVING ROOM, DINING AREA & KITCHEN. The living room features a FIREPLACE perfect for adding warmth and ambiance to your home. The kitchen is enclosed with walls offering a PRIVATE & QUIET COOKING SPACE. The basement features 2 BEDROOMS, one with a closet in the room and the other with a closet conveniently located near the laundry area. A 4PC BATH and ample STORAGE SPACE complete this level. Situated close to schools, shopping, and all essential amenities, this home offers convenience. PRICED TOO LOW for everything it offers, this home is a GREAT OPPORTUNITY! Option for an even better investment.

Built in 1976

## Essential Information

MLS® #	A2199659
Price	\$298,800
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	522
Acres	0.21



Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	E, 1211 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	Laminate Counters
Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle, Shingle
Construction	Brick, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 9

Zoning M-C1

### **Listing Details**

Listing Office Real Broker

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