

# \$279,900 - E, 1203 44 Street Se, Calgary

MLS® #A2228839

**\$279,900**

2 Bedroom, 2.00 Bathroom, 513 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Price Reduced!! \*\*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	\$279,900
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	33
Zoning	M-C1

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.