

\$449,900 - 2445 44 Street Se, Calgary

MLS® #A2082252

\$449,900

3 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.18 Acres

Forest Lawn, Calgary, Alberta

Magnificent 66 x 122 foot lot with separate entrance at rear of the house. This well taken care of bungalow is ready for a new owner. The huge lot provides a private yard with concrete patio and tons of off street parking. The main floor has a large living room, open kitchen and dining room. Three large bedrooms and a full bathroom. The lower level, with a separate entrance, level has open recreation and flex room, kitchenette and is ready for your imagination. Close to transit, pool, schools and shopping, this is a very convenient location. Come and See for yourself. Arrange your private showing today!

Built in 1959

Essential Information

MLS® #	A2082252
Price	\$449,900
Sold Price	\$446,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.18
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold



Community Information

Address	2445 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1J5

Amenities

Parking Spaces	6
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2023
Date Sold	October 24th, 2023
Days on Market	34
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER HOME SMART REAL ESTATE
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