

\$280,000 - B, 1407 44 Street Se, Calgary

MLS® #A2119364

\$280,000

2 Bedroom, 2.00 Bathroom, 508 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

Location, location, location! Close to 17th Ave amenities, public transportation & mins to Sobeys. This bi-level 4 plex townhouse offers over 900 sq ft of living area and is a must to see. Features open concept from kitchen to living room area. Half bath on main with stackable washer & dryer. Living room with sliding patio door to an east-facing balcony. Newer laminate throughout. Cedar open beam ceilings with two skylights. Downstairs features two large bedrooms with ample closet space. Newer laminate throughout the basement as well. 4 pce bath down. Furnace replaced within the last 7 years. One designated spot to park in the back of the property. Accessible through the back alley. Self-managed building. Tenants with a small child. Please give 24 hour notice for showings. Tenant is paying \$1400/month plus utilities and is in a lease till the end of December.

Built in 1975

Essential Information

MLS® #	A2119364
Price	\$280,000
Sold Price	\$280,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	508



Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	B, 1407 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5E6

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Skylight(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 24th, 2024
Days on Market	16
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates L
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