

# \$559,900 - 306 44 Street Se, Calgary

MLS® #A2156628

**\$559,900**

5 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

\*\*\* Welcome to this lovely home located in the sought after community of Forest Heights. Important upgrades in this home throughout the years includes newer paint and updated bathroom on main level, newer hot water tank, newer laminate flooring in basement and granite counter top on main floor kitchen. As you enter you'll be greeted with an open concept combining the living room, dining room and kitchen. Enjoy the bright living room with your family and friends while preparing meals in your spacious kitchen. The main level has a spacious master bedroom and two other nice size bedroom for your growing family. There is also an updated 4pc bathroom to complete this main level. The Non-Conforming fully finished basement suite (illegal) has plenty of potentials for your creativity. The basement has separate entrance with a great size living room and two other rooms for your family. There are also a 4pc bathroom and a laundry room located in the common area to finish off the basement. Relax in your huge backyard on the spacious patio and soak in the sunshine and summer breeze. The double detached garage will keep your vehicles safe from the weather elements. This home is conveniently located near amenities, schools and public transits. This is a place that awaits for your personal touches, your loving care and for you to call it HOME!

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Built in 1961



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2156628    |
| Price          | \$559,900   |
| Sold Price     | \$561,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.13        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 306 44 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1M6          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Wood Burning                                                        |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Back Lane, See Remarks          |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 9th, 2024  |
| Date Sold      | August 16th, 2024 |
| Days on Market | 7                 |
| Zoning         | R-C1              |
| HOA Fees       | 0.00              |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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