

\$559,000 - 2444 44 Street Se, Calgary

MLS® #A2196575

\$559,000

5 Bedroom, 2.00 Bathroom, 976 sqft
Residential on 0.13 Acres

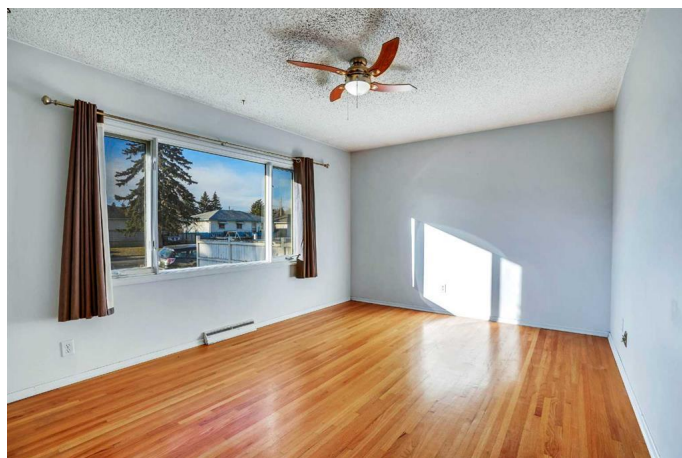
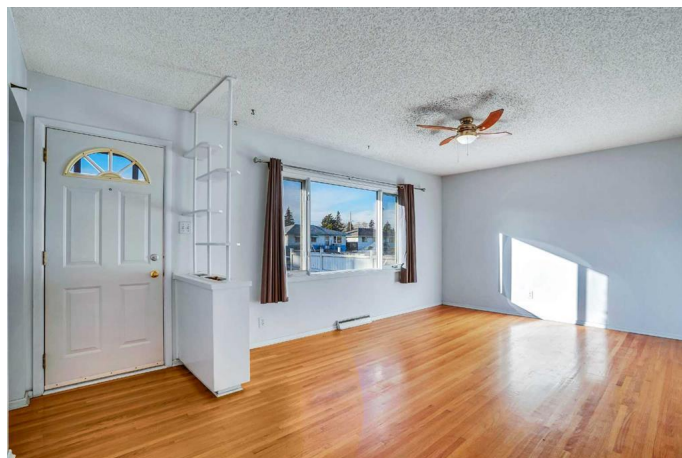
Forest Lawn, Calgary, Alberta

This well-maintained bungalow, which includes a LEGAL SUITE and is zoned R-CG, is located on 44 St SE and is conveniently close to bus stops. The main features of the home have been upgraded, including NEW SHINGLES on both the house and garage (September 2024), a newer hot water tank (May 2022), a newer furnace (December 2021), and a newer electrical panel (August 2017). Most of the windows are vinyl. New floorings on stairs and in basement. The bathrooms have been recently refinished (main floor bathtub touch ups & new basement standing shower). The main floor consists of three bedrooms, one full bathroom, a kitchen, and a dining area that overlooks the rear deck. The basement includes two bedrooms, a family room, a full bathroom, and a kitchen with an eating area. There is also a common laundry room in the basement, which is separate from the legal suite. Large fenced lot with a double detached garage and space for RV parking. Good for living upstairs and rent downstairs or for renting out both levels.

Built in 1959

Essential Information

MLS® #	A2196575
Price	\$559,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	976
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2444 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1J6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Oversized, RV Access/Parking, Rear Drive
# of Garages	2

Interior

Interior Features	French Door, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

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

Additional Information

Date Listed February 23rd, 2025

Days on Market 19

Zoning R-CG

Listing Details

Listing Office CIR Realty

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