



## 1403 44 Street Calgary Alberta

\$269,900

Welcome to this charming and well-cared-for bi-level offering nearly 1,000 sq. ft. of comfortable living space, perfect for first-time buyers or families! This home boasts NO CONDO FEES and features a bright, spacious floor plan. The upper level includes a kitchen with new granite countertops and a cozy breakfast nook, a convenient 2-piece bath, and a living room with a corner wood-burning fireplace, which opens onto a private balcony. The lower level offers 2 large bedrooms with ample closet space and a full 4-piece bathroom. Outside, enjoy a fenced and landscaped yard, along with parking for added convenience. Situated in a family-friendly neighborhood close to schools, shopping, parks, and public transit, this home offers everything you need in a great location! Don't miss this opportunity for comfortable living with no extra fees! (id:6769)

Primary Bedroom 10.83 Ft x 13.08 Ft

Bedroom 8.17 Ft x 12.17 Ft

4pc Bathroom 8.17 Ft x 9.83 Ft

Kitchen 7.25 Ft x 8.17 Ft

Dining room 8.83 Ft x 7.83 Ft

Family room 12.17 Ft x 16.08 Ft

2pc Bathroom 6.58 Ft x 6.58 Ft

Listing Presented By:



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**Mirror**

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