



## 1211 44 Street Calgary Alberta

\$259,900

NO CONDO FEE!! Incredible opportunity as an investment property or for first time home buyer ,Fantastic fully-renovated and perfectly maintained bi-level townhome with NO CONDO FEES! Over 940 sq ft of developed space in this recently updated 2 bedroom town home. Numerous upgrades throughout including: bright and open kitchen with white cabinetry, tiled backsplash, pot lights , laminate flooring. The large living room features a rock fireplace and cedar ceiling, and a skylight that brightens the entire upper floor. Downstairs, a spacious master suite with a large walk-in closet, and new laminate flooring. Also included is a full security system, doorbell camera, outdoor security camera, and Nest smart thermostat. Freshly painted and move-in ready! Close to schools and transit , shopping near by , Public Library, and many more amenities near by. Only 8km from the downtown (id:6769)

Primary Bedroom 10.92 Ft x 11.33 Ft

Other 7.50 Ft x 4.92 Ft

Bedroom 9.17 Ft x 8.00 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Laundry room 5.25 Ft x 5.00 Ft

Furnace 4.50 Ft x 6.42 Ft

Dining room 9.17 Ft x 10.33 Ft

Kitchen 9.08 Ft x 6.83 Ft

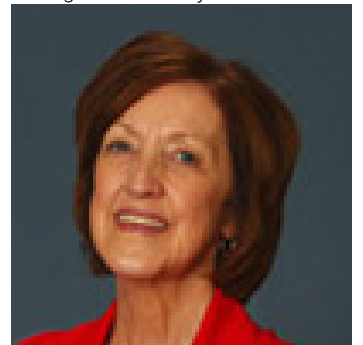
2pc Bathroom 6.33 Ft x 4.17 Ft

Other 6.25 Ft x 3.75 Ft

Living room 10.75 Ft x 17.17 Ft

Other 11.17 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY



CIR

REALTY

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