



## 1211 44 Street Calgary Alberta

\$308,800

2 BED - 1.5 BATH - BI-LEVEL CONDO - NO CONDO FEES- Step into this charming townhouse designed for comfort and privacy. The main floor offers LIVING AREA and KITCHEN with open floor concept. The living area features a FIREPLACE perfect for adding warmth and ambiance to your home. The basement features 2 BEDROOMS with closets, one with a walk-in-closet in the room Laundry is located in the hall with extra closet. A 4PC BATH and ample STORAGE SPACE complete this level. Situated close to schools, shopping, and all essential amenities, this home offers convenience. EXCEPTIONAL VALUE for everything it offers--AN INCREDIBLE OPPORTUNITY! Also, potential for an even greater investment. (id:6769)

Primary Bedroom 10.75 Ft x 11.08 Ft

Bedroom 10.75 Ft x 8.58 Ft

Furnace 6.33 Ft x 4.58 Ft

4pc Bathroom 4.92 Ft x 7.33 Ft

Living room 16.75 Ft x 14.58 Ft

Dining room 7.17 Ft x 5.75 Ft

Kitchen 10.50 Ft x 5.75 Ft

2pc Bathroom 4.92 Ft x 5.33 Ft

Listing Presented By:



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