



2034 44 Street Calgary Alberta

\$479,000

Welcome to this beautifully finished semi-detached bungalow in Forest Lawn. The main floor offers 979 sq ft with 2 bedrooms, 2 full bathrooms including a 4-pc ensuite, a bright living and dining area, and a modern kitchen with quartz countertops. The lower level features a separate 2-bedroom basement illegally suited with its own kitchen, living room, full bath, and laundry. Additional highlights include rear lane access with a 2-stall parking pad, fenced yard, and west-facing front exposure. Convenient location close to schools, shopping, and transit. Ideal for investors or families looking for a mortgage helper. Don't miss out, book your showing today!

****Seller is unaware of permits for the illegal basement suite** (id:6769)**

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 10.25 Ft x 9.75 Ft

Bedroom 10.25 Ft x 9.67 Ft

Kitchen 8.58 Ft x 7.75 Ft

Laundry room 8.67 Ft x 12.75 Ft

Recreational, Games room 11.58 Ft x 14.17 Ft

Storage 9.25 Ft x 9.33 Ft

Storage 3.42 Ft x 3.08 Ft

Furnace 10.50 Ft x 6.17 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 9.00 Ft x 11.50 Ft

Dining room 9.33 Ft x 15.33 Ft

Foyer 6.92 Ft x 5.50 Ft

Kitchen 10.83 Ft x 12.17 Ft

Living room 11.83 Ft x 12.33 Ft

Primary Bedroom 10.83 Ft x 15.08 Ft

Other 5.50 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:
Royal LePage METRO



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca