

E, 1203 44 Street SE
Calgary, Alberta

MLS # A2228839



\$299,900

Division:	Forest Lawn		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	513 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings		

Inclusions: Garden Shed

OPEN HOUSE Sunday June 8. 1pm to 4pm **Excellent first time Buyer home. \$0 Condo fees. Great location near Schools, Shopping, Transit, Playground. Very functional Bi-level floor plan. Features 1,000 square feet of livable space, includes a large living room with fireplace, sliding door to balcony overlooking a private fenced backyard. The main floor dining room is spacious. The kitchen has new counter tops, New cupboards and NEW SS Kitchen appliances. The flooring is New. There is a 2 piece powder room on the main and a recently updated 4 piece bath in the lower level, The primary bedroom is spacious with a huge walk-in closet. There is 1 more bedroom and convenient storage room. Roof shingles are 1 year old. This affordable comfortable home is available for immediate possession. Call your favorite Realtor today. (Although this property is registered as a Condo, it does not operate as one. There are No Condo Documents, No management Company and No Condo fees)