

**E, 1203 44 Street SE  
Calgary, Alberta**

**MLS # A2228839**



**\$279,900**

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

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

**Inclusions:** Garden Shed

Price Reduced!! \*\*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)