



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1722 44 Street, Calgary T2A 1N1**

MLS®#: **A2150481**

Area: **Forest Lawn**

Listing Date: **07/19/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,532 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,017**  
Low Sqft:  
Ttl Sqft: **1,017**

DOM

**59**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot**

Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Off Street,On Street,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**  
Flooring: **Hardwood,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 13`4"
Kitchen	Main	11`7" x 8`7"
Bedroom	Main	10`7" x 10`11"
Bedroom - Primary	Main	11`2" x 12`5"
Other	Basement	10`5" x 11`2"
Kitchen	Basement	10`7" x 10`9"
Other	Basement	10`8" x 15`8"

Room	Level	Dimensions
Dining Room	Main	11`7" x 7`6"
4pc Bathroom	Main	8`2" x 5`0"
Bedroom	Main	11`5" x 8`0"
Kitchen	Basement	5`8" x 9`9"
4pc Bathroom	Basement	5`6" x 5`0"
4pc Bathroom	Basement	

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**M-C1**

Legal Desc:

**5472HP**

Remarks

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Pub Rmks: **Judicial Sale as-is, where-is, no access to dwellings. Development site for Multi Family Opportunity. Zoned M-C1, 1722 & 1726 44 Street SE offer 7 units per individual lot or 15 combined.**

Inclusions:

**N/A**

Property Listed By:

**RE/MAX Complete Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**