



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1403 44 Street #E, Calgary T2A5E6**

MLS®#: **A2173879**

Area: **Forest Lawn**

Listing Date: **10/23/24**

List Price: **\$269,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1975**

Finished Floor Area

Abv Sqft: **498**

Low Sqft:

Ttl Sqft: **498**

Lot Information

Lot Sz Ar: **9,084 sqft**

Lot Shape:

DOM

**59**

Layout

Beds: **2 (2 )**

Baths: **1.5 (1 1)**

Style: **Bi-Level**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Stucco**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,See Remarks,Washer**  
Int Feat: **See Remarks,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>10`10" x 13`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>8`2" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`2" x 9`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`3" x 8`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 7`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>12`2" x 16`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 6`7"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Fee Freq:

**Monthly**

Legal Desc:

**M-C1**

**7611024**

Remarks

Pub Rmks: **Welcome to this charming and well-cared-for bi-level offering nearly 1,000 sq. ft. of comfortable living space, perfect for first-time buyers or families! This home boasts NO CONDO FEES and features a bright, spacious floor plan. The upper level includes a kitchen with new granite countertops and a cozy breakfast nook, a convenient 2-piece bath, and a living room with a corner wood-burning fireplace, which opens onto a private balcony. The lower level offers 2 large bedrooms with ample closet space and a full 4-piece bathroom. Outside, enjoy a fenced and landscaped yard, along with parking for added convenience. Situated in a family-friendly neighborhood close to schools, shopping, parks, and public transit, this home offers everything you need in a great location! Don't miss this opportunity for comfortable living with no extra fees!**

Inclusions:

Property Listed By:

**N/A**

**Real Estate Professionals Inc.**

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





