



THE
A-TEAM

**RE/MAX
FIRST**

1407 44 Street #C, Calgary T2A5E6

MLS®#: **A2178391**

Area: **Forest Lawn**

Listing Date: **11/08/24**

List Price: **\$279,900**

Status: **Active**

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: **524**
Low Sqft:
Ttl Sqft: **524**

DOM

43
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Other**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Aluminum Siding**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Refrigerator,Washer**
Int Feat: **Laminate Counters,Natural Woodwork,No Animal Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 7`5"
Dining Room	Main	8`10" x 8`10"
3pc Bathroom	Basement	5`0" x 7`9"
Bedroom	Basement	11`6" x 9`0"

Room	Level	Dimensions
Kitchen	Main	8`5" x 8`3"
Living Room	Main	17`2" x 11`2"
Bedroom - Primary	Basement	13`1" x 10`11"
Furnace/Utility Room	Basement	5`2" x 6`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$80

Fee Simple

M-c1

Fee Freq:

Monthly

Legal Desc: 7610992

Remarks

Pub Rmks: **What a great Location! Do not miss out this great opportunity to own this townhouse, with LOW condo fees. This unit faces the main street, and is minutes from schools, a large shopping centre, the Calgary Public Library and the East Calgary Health Centre, with quick access to 17th Ave SE, and Memorial Drive and Deerfoot Trail. It is walking distance to all amenities and transit, including the BRT.. The main floor is open concept with some beautiful upgrades, including a modern white kitchen, newer bathrooms, gorgeous wood ceiling.. The main living area is flooded with a ton of natural light, thanks to the large east facing patio window, leading to the balcony and fenced, private yard. There is a half bath/laundry room conveniently located off the kitchen on the main floor. The assigned parking space is located in the back of the complex, off the alley. In the basement you'll find two generous bedrooms with large, sunshine windows, good sized closets, a linen closet and full, 4pc bathroom. You will also find ample storage, under the stairs. This home has been well maintained, book a showing with your favorite agent today to see it in person!**

Inclusions: **All Appliances, Storage Shed**
Property Listed By: **RE/MAX iRealty Innovations**

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









