



THE
A-TEAM

**RE/MAX
FIRST**

2444 44 Street, Calgary T2B 1J6

MLS®#: **A2178450**

Area: **Forest Lawn**

Listing Date: **11/22/24**

List Price: **\$579,000**

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: **5,877 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Detached,Oversized,Rear Drive,RV Access/Parking**

DOM

29

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Hardwood,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **French Door,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 5`0"
Bedroom	Main	7`11" x 10`1"
Foyer	Main	3`6" x 3`6"
Living Room	Main	11`2" x 20`8"
3pc Bathroom	Basement	7`8" x 4`5"
Bedroom	Basement	10`2" x 11`10"
Family Room	Basement	10`7" x 25`11"

Room	Level	Dimensions
Bedroom	Main	11`3" x 8`0"
Dining Room	Main	11`8" x 8`2"
Kitchen	Main	11`8" x 8`5"
Bedroom - Primary	Main	11`3" x 9`11"
Bedroom	Basement	11`1" x 9`1"
Kitchen With Eating Area	Basement	11`2" x 9`9"
Storage	Basement	4`10" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4920HN

Zoning:
R-CG

Remarks

Pub Rmks:

This well-maintained bungalow, which includes a LEGAL SUITE and is zoned R-CG, is located on 44 St SE and is conveniently close to bus stops. The main features of the home have been upgraded, including NEW SHINGLES on both the house and garage (September 2024), a newer hot water tank (May 2022), a newer furnace (December 2021), and a newer electrical panel (August 2017). Most of the windows are vinyl. New floorings on stairs and in basement. The bathrooms have been recently refinished (main floor bathtub touch ups & new basement standing shower). The main floor consists of three bedrooms, one full bathroom, a kitchen, and a dining area that overlooks the rear deck. The basement includes two bedrooms, a family room, a full bathroom, and a kitchen with an eating area. There is also a common laundry room in the basement, which is separate from the legal suite. Large fenced lot with a double detached garage and space for RV parking. Good for living upstairs and rent downstairs or for renting out both levels.

Inclusions:
Property Listed By:

**Storage Shed
CIR Realty**

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









