



THE
A-TEAM

**RE/MAX
FIRST**

320 44 Street, Calgary T2A 1M6

MLS®#: **A2183895**

Area: **Forest Heights**

Listing Date: **12/18/24**

List Price: **\$624,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**
Lot Information
Lot Sz Ar: **5,704 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,123**
Low Sqft:
Ttl Sqft: **1,123**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Landscaped,Street Lighting,Private,Rectangular Lot**

Park Feat:

Double Garage Detached,Off Street,Parking Pad,RV Gated,Stall

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,No Smoking Home,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`6" x 10`0"
Bedroom	Main	9`0" x 10`3"
Pantry	Main	2`0" x 1`11"
Dining Room	Main	9`1" x 8`1"
Entrance	Main	6`0" x 4`5"
Entrance	Main	3`4" x 3`4"
3pc Bathroom	Basement	8`1" x 7`3"

Room	Level	Dimensions
Bedroom	Main	11`1" x 8`0"
4pc Bathroom	Main	6`10" x 7`6"
Kitchen	Main	6`8" x 16`7"
Living Room	Main	13`6" x 14`10"
Foyer	Basement	12`4" x 6`3"
Bedroom	Basement	11`4" x 13`2"
Bedroom	Basement	8`8" x 11`11"

Game Room
Furnace/Utility Room

Basement
Basement

14`5" x 11`8"
10`4" x 12`4"

Kitchen
Storage
Legal/Tax/Financial

Basement
Basement

12`0" x 9`1"
15`5" x 5`3"

Title:
Fee Simple
Legal Desc:

7913HU

Zoning:
R-CG

Remarks

Pub Rmks:

~~~ **CALLING ALL INVESTORS or FIRST-TIME HOME BUYERS** ~~~ Step inside this **INCREDIBLE BUNGALOW HOME** FEATURING over 2,000 SQUARE FT. of **OPPORTUNITY AWAIT !** With 5 **BEDROOMS** , 2 **FULL BATHS** , a " **SEPARATE ENTRANCE** ", and 2 **GORGEOUS KITCHENS !!!** " **ADDITIONAL HIGHLIGHTS** " include a **DOUBLE-CAR GARAGE** and **GATED RV PARKING**—PLENTY of space for the whole family! Located in the **SUPERB and UNBEATABLE** Neighbourhood of **FOREST HEIGHTS**, this beautiful home has been **THOUGHTFULLY DESIGNED** to create a **PERFECT BLEND of LUXURIOUS FINISHES** and a practical layout. As you enter, you'll be greeted by a **BRIGHT and SPACIOUS LIVING ROOM** that features **NEWER, LARGE WINDOWS ADORNED with BEAUTIFUL BRIGHT VINYL BLINDS**, allowing **PLENTY of natural light** to fill the space. This vibrant energy is **COMPLEMENTED** by **BEAUTIFUL and GLEAMING LAMINATE FLOORING** THROUGHOUT The main area and **NEUTRAL DECOR**. The **OPEN-CONCEPT DESIGN** leads you to a **STUNNING and UPGRADED KITCHEN**, equipped with **ELEGANT CABINETRY, ENDLESS GRANITE COUNTERTOPS**, a **MODERN BACKSPLASH**, and white kitchen appliances that will **IGNITE YOUR CULINARY CREATIVITY**. The **DINING AREA ACCOMODATES LARGE FAMILY GATHERINGS** with ease. **THREE SPACIOUS BEDROOMS** create **SERENE RETREATS** for your entire family, while the stylish bathrooms **EVOKE SPA-Like TRANQUILLITY**. The Finishes on the lower level are equally **IMPRESSIVE, FEATURING a SEPARATE ENTRANCE, a SPACIOUS KITCHEN (illegal suite), 2 ADDITIONAL BEDROOMS, and a FULL BATHROOM**. Step outside to the low-maintenance **LANDSCAPED backyard, ideal for SIPPING your morning coffee or STARGAZING at NIGHT**. Another **HIGHLIGHT** of this property is the **OVERSIZED DOUBLE GARAGE, PERFECT for your HOBBIES, TOOLS, and keeping your cars warm during the cold winter months**. An **EXTRA PARKING PAD** is available for **ADDITIONAL VEHICLES, CAMPERS, or RVs, along with a STORAGE SHED as a BIG BONUS**. This isn't just a house; it's a **GATEWAY to an INSPIRING LIFESTYLE**. **EMBRACE the OPPORTUNITY to Transform this DREAM into your reality and experience QUALITY LIVING FOR YOURSELF !** For inquiries and private viewings, **PLEASE GET IN TOUCH TODAY !!!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Canyon Creek**

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

























