



THE
A-TEAM

**RE/MAX
FIRST**

1211 44 Street #F, Calgary T2A 5E6

MLS® #: **A2184967**

Area: **Forest Lawn**

Listing Date: **12/31/24**

List Price: **\$275,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **466**
Low Sqft:
Ttl Sqft: **466**

DOM

22
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**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Laminate,Wood**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 11`6"	Kitchen	Main	8`5" x 8`3"
Dining Room	Main	8`10" x 8`5"	Bedroom - Primary	Main	11`0" x 10`10"
Bedroom	Main	8`8" x 8`5"	4pc Bathroom	Lower	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611334

Zoning:
M-C1

Remarks

Pub Rmks: **This 2- Bedroom, 1.5 Bath Bi-Level Townhome (Bedrooms are Lower Level) Condo, has no Fee's, No Condo Fee's! No HOA Fee's and Low Taxes! Children and Pets are Welcome! Because you make the Rules and manage your own unit. The total Up/Down living area of is 866 SQ.FT. (80.47 Square Meters). An excellent opportunity to own your home at an affordable price. Great location with quick access to every amenity you may need, such as Shopping, Recreational, Downtown Calgary, Medical Care, plus a School just 1 minute away by walking. This home has everything you need to live comfortably. Feature's include one and a half Bathroom's, a west facing yard for your children and pets to play, Balcony off the living room to enjoy, a (real) Fire Place in Living Room, nice paint and flooring throughout (no carpet), very clean open concept. New Shingles (Sept 2024) and all appliances stay, very well maintained by the owner. Move in ready. Don't miss out, call today to view before it's gone.**

Inclusions:
Property Listed By: **N/A
Grand Realty**

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











