

# \$206,000 - B, 1207 44 Street Se, Calgary

MLS® #A2215222

**\$206,000**

2 Bedroom, 2.00 Bathroom, 516 sqft

Residential on 0.00 Acres

Forest Lawn, Calgary, Alberta

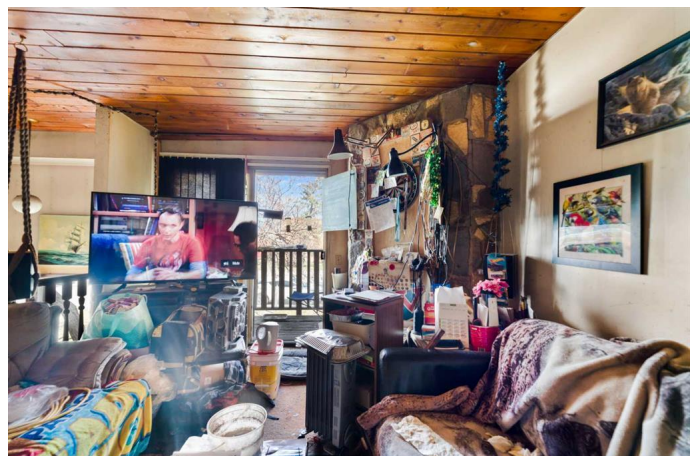
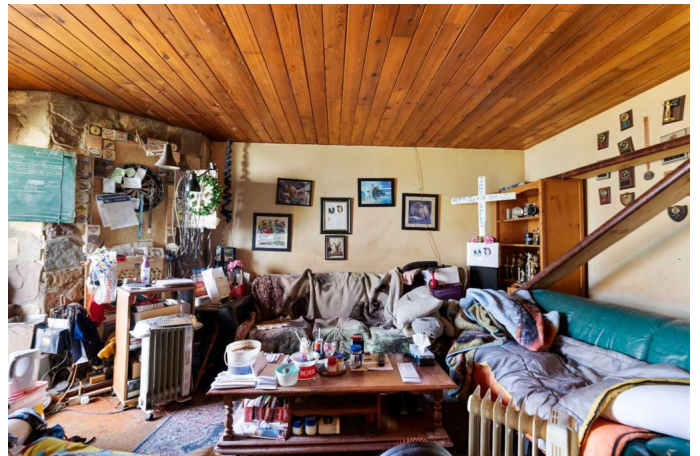
Welcome to this bi-level style townhouse located in the desirable community of Forest Lawn, Calgary! This property features 2 bedrooms and 2 washrooms, with the main living, kitchen, and dining areas on the upper level. The basement offers 2 additional bedrooms, providing plenty of space for a growing family. Conveniently situated across from schools and close to shopping centers, this location offers fantastic access to amenities and transit.

Please note: This property is a foreclosure and is being sold "AS IS WHERE IS BASIS" . It will require extensive renovations . A great opportunity for investors, renovators, or anyone looking to build equity . NOTE : NO LOCK BOX ON PROPERTY , PLEASE CALL THE LISTING REALTOR FOR SHOWING INSTRUCTIONS

Built in 1976

## Essential Information

MLS® #	A2215222
Price	\$206,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	516
Acres	0.00



Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	B, 1207 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5E6

### **Amenities**

Amenities	None
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1

Zoning

M-C1

## **Listing Details**

Listing Office

URBAN-REALTY.ca

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