

**2034 44 Street SE**  
**Calgary, Alberta**

**MLS # A2249316**



**\$438,888**

|                  |                                                                              |               |                  |
|------------------|------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Forest Lawn                                                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                           |               |                  |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                                              |               |                  |
| <b>Size:</b>     | 979 sq.ft.                                                                   | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4                                                                            | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Parking Pad                                                                  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular |               |                  |

|                    |                                                              |                   |      |
|--------------------|--------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood                                             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Separate/Exterior Entry, Suite               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub |                   |      |

**Inclusions:** Basement: Stove, Fridge, Hood Fan, Washer, Dryer

Welcome to this beautifully finished semi-detached bungalow in Forest Lawn. The main floor offers 979 sq ft with 2 bedrooms, 2 full bathrooms including a 4-pc ensuite, a bright living and dining area, and a modern kitchen with quartz countertops. The lower level features a separate 2-bedroom basement illegally suited with its own kitchen, living room, full bath, and laundry. Additional highlights include rear lane access with a 2-stall parking pad, fenced yard, and west-facing front exposure. Convenient location close to schools, shopping, and transit. Ideal for investors or families looking for a mortgage helper. Don't miss out, book your showing today! \*\*Seller is unaware of permits for the illegal basement suite\*\*