

2444 44 Street SE
Calgary, Alberta

MLS # A2178450



\$579,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1959 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Oversized, Rear Drive, RV Access		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Separate Entrance, Vinyl Windows		

Inclusions: Storage Shed

OPEN HOUSE: Saturday, Nov 23, 1 -3 p.m. 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.