

# \$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

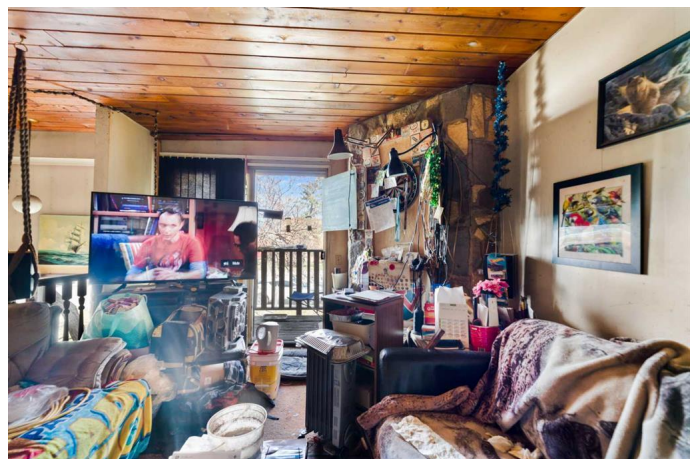
Welcome to this bi-level style townhouse located in the desirable community of Forest Lawn, Calgary! This property features 2 bedrooms and 2 washrooms, with the main living, kitchen, and dining areas on the upper level. The basement offers 2 additional bedrooms, providing plenty of space for a growing 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 .

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 | 10               |
| Zoning         | M-C1             |

### Listing Details

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