

# \$449,000 - 2034 44 Street Se, Calgary

MLS® #A2249316

**\$449,000**

4 Bedroom, 3.00 Bathroom, 979 sqft

Residential on 0.07 Acres

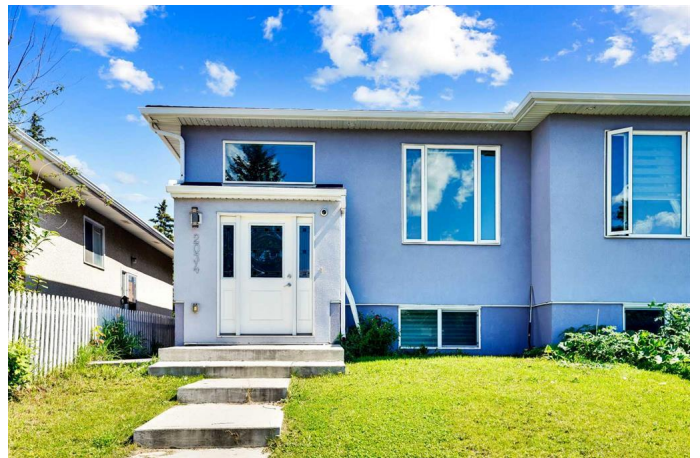
Forest Lawn, Calgary, Alberta

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\*\*

Built in 2016

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249316      |
| Price          | \$449,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 979           |
| Acres          | 0.07          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | Bi-Level, Side by Side |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2034 44 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B1J1            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, Kitchen Island, Soaking Tub        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Range Hood |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Exterior Entry, Suite                               |

### Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Lighting, Rain Gutters                                                                      |
| Lot Description   | Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting, Sloped |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Stucco, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 50                |
| Zoning         | R-CG              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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