

# \$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

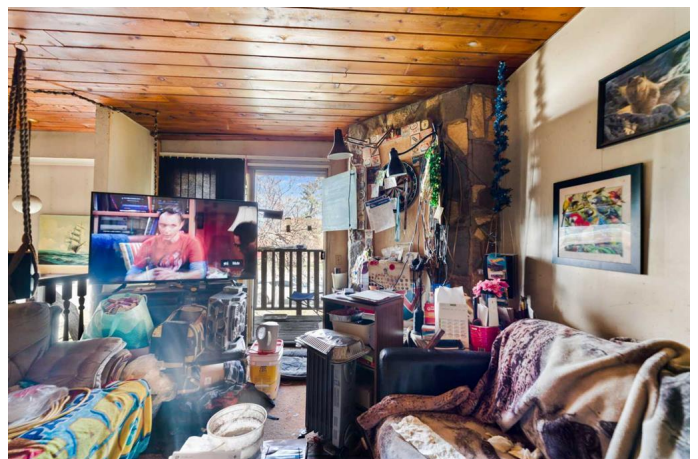
Welcome to this bi-level style townhouse located in the desirable community of Forest Lawn, Calgary! This property features 2 bedrooms and 2 washrooms, with the main living, kitchen, and dining areas on the upper level. The basement offers 2 additional bedrooms, providing plenty of space for a growing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

Listing Office

URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.