$449,000 - 2034 44 Street Se, Calgary

MLS® #A2249316

$449,000

4 Bedroom, 3.00 Bathroom, 979 sqft
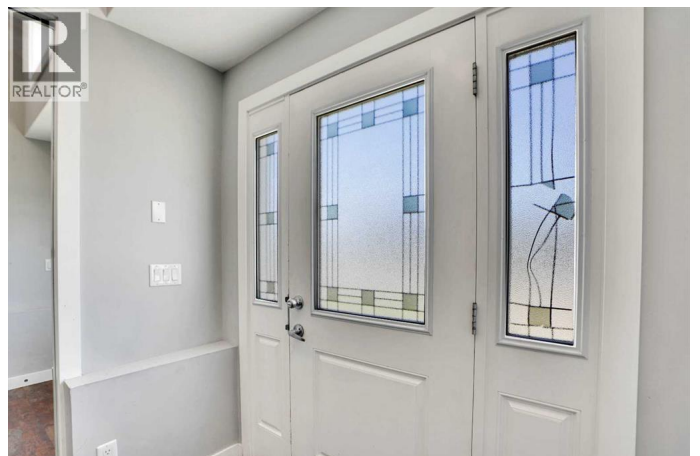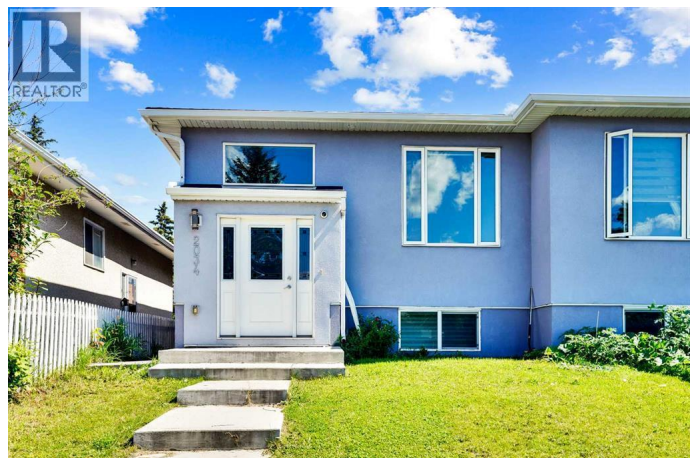Single Family on 0.07 Acres

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** (id:6289)

Built in 2016

Essential Information

Listing #	A2249316
Price	$449,000
Bedrooms	4
Bathrooms	3.00
Square Footage	979
Acres	0.07
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

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

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage METRO

Listing information last updated on October 14th, 2025 at 1:16am PDT