# \$530,000 - 2602 44 Street Se, Calgary

MLS® #A2219325

## \$530,000

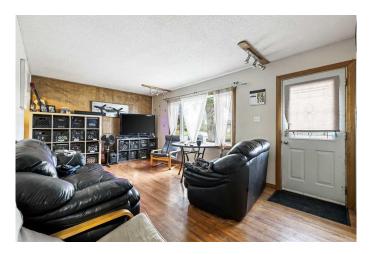
5 Bedroom, 2.00 Bathroom, 984 sqft Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

Looking for a new home and or investment property, please check out this brand new listing that just hit the market. It has had many upgrades and yes a brand new roof is going to be one of them, it is going to happen soon. This home features a large living room and a huge kitchen and three spacious bedrooms on the main floor plus a 4 piece bath, tile floors in the kitchen and hardwood floors through out. The kitchen cabinets and counter tops have been upgraded as have the windows. The lower level features a illegal two bedroom suite, three piece bathroom, upgraded HE furnace and upgraded electrical panel and a shared laundry room. The illegal suite has a large living room and quite a large bedroom plus a full kitchen and good appliances. The second bedroom is being used as a office. The lot is huge, 5875 square feet, perfect for redevelopment in the future. Forest Lawn is being rediscovered as a good investment area and as a place to find a truly affordable home to live in and enjoy the many amenities that are nearby, schools galore, parks, shopping and restaurants, very good transit service and quite close into downtown plus Chestermere Lake recreation area is very close by . PLease come and have a look.







Built in 1959

#### **Essential Information**

MLS® # A2219325

Price \$530,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 984

Acres 0.13

Year Built 1959

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 2602 44 Street Se

Subdivision Forest Lawn

City Calgary

County Calgary

Province Alberta

Postal Code t2b 1j6

#### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Laminate Counters, No Smoking Home, Separate Entrance

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating High Efficiency

Cooling None

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard, Uncovered Courtyard

Lot Description Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 38

Zoning R-CG

# **Listing Details**

Listing Office Calgary West Realty

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