



## 2034 44 Street SE, Calgary, Alberta - \$479,000



Main Photo

### Property Description

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\*\*

### REALTOR Referral



REALTOR®

**Mobile:** N/A

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