

**F, 903 44 Street SE
Calgary, Alberta**

MLS # A2309735



\$279,000

Division:	Forest Lawn		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	509 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Recessed Lighting		

Inclusions: None

Welcome to this inviting 2-bedroom, 1.5-bathroom Bi-Level Townhouse with NO CONDO FEES. This home is fully renovated with a NEW kitchen and quartz counter top, new appliances, new flooring, 2 renovated bathrooms, new paint, all new lights: recessed pot lights in the living room, chandeliers and a track light in the kitchen. Offering a perfect blend of comfort and practicality. The main floor has the living room, dining room, new kitchen with plenty of cabinets and a 2 pcs bathroom. The lower level has 2 bedrooms, a 4 pcs bathroom and laundry. The fenced back yard is a perfect play area, and you can relax under the shade tree. This home is situated near parks, nearby schools, shopping centers, restaurants and amenities, making daily life effortlessly convenient.