

\$479,000 - 2034 44 Street Se, Calgary

MLS® #A2249316

\$479,000

4 Bedroom, 3.00 Bathroom, 979 sqft

Residential on 0.07 Acres

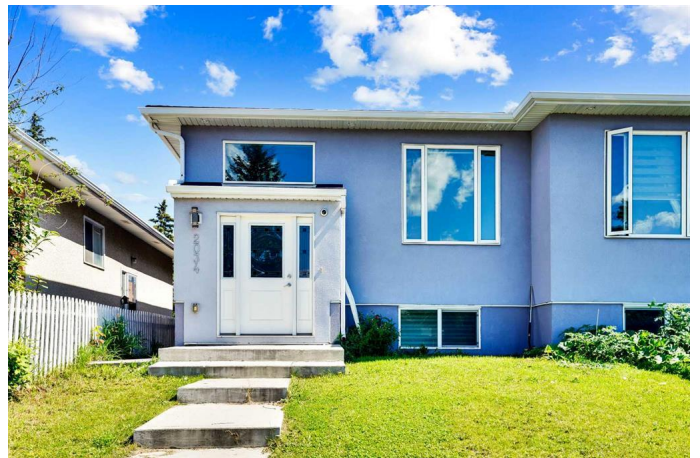
Forest Lawn, Calgary, Alberta

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**

Built in 2016

Essential Information

MLS® #	A2249316
Price	\$479,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	979
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bi-Level
Status	Active

Community Information

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

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Interior Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 23rd, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.