



\$ 369,000.00

1723 44 STREET SE CALGARY

<https://paulbrinton.com>

Lots of Potential in this 3 bedroom Bungalow on a Huge 49ft x 115 ft MC1 (Multi Residential Contextual Low Profile) Lot in the heart of Forest Lawn steps from Calgary's Famous International Avenue. The main floor features 2 bedrooms and a 4 piece bathroom, hardwood flooring throughout, beautiful white...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1153701

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-11 16:52:04

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 10/11/21

Lot size: 5630 sq ft

Year built: 1959

Parking: Parking Pad, RV Access/Parking

PROPERTY FEATURES

Total Parking: 2

Community Features: Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: See Remarks, Separate Entrance

Roof Type: Asphalt Shingle

Flooring: Hardwood

Exterior Features: Private Entrance, Private Yard

District: CAL Zone E

Inclusions: none

Lot Features: Back Lane, Back Yard

Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Finished, Full, Separate/Exterior Entry

Levels: One

Laundry features: Laundry Room

Zoning: M-C1



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Subdivision Name: Forest Lawn

Lot Size Acres: 0.13

List Price Square Foot: \$ 450.55

Photo Count: 35

Unit Exposure: E

Suite: No

Frontage Metres: 14.91M 48`11"

Living Area SF: 819.00

Structure Type: House

Restrictions: None Known

