$474,000 - 1521 44 Street Se, Calgary

MLS® #A2257069

$474,000
3 Bedroom, 2.00 Bathroom, 983 sqft
Residential on 0.11 Acres

Forest Lawn, Calgary, Alberta

Welcome to this charming bi-level home in the heart of Forest Lawn, offering a perfect blend of comfort, space, and opportunity. From the moment you arrive, the inviting curb appeal and mature landscaping set the tone for what lies within. Inside, natural light pours through the large windows, enhancing the warm and spacious living area that flows seamlessly into a functional kitchen and dining spaceâ€”ideal for everyday living and entertaining.

This home features a total of three bedrooms and two full bathrooms, with thoughtful layout both above and below grade. The lower level boasts a large recreation room, a cozy gas fireplace, and ample storage, making it perfect for extended family living, hobbies, or relaxing movie nights. Whether you're seeking a family-friendly layout or space to customize, this floor plan offers flexibility to meet your needs.

Step outside to discover a private backyard oasis, ideal for gardening, play, or hosting summer barbecues. A detached garage adds convenience and storage, while back lane access ensures easy entry and additional parking options.

Located just steps from schools, playgrounds, transit, and the vibrant energy of International Avenueâ€™s shops and restaurants, this home is perfectly positioned in a dynamic and growing community. With quick access to

major routes, downtown Calgary is just a short drive away.

Whether you're a first-time buyer, investor, or someone looking to downsize while staying connected to urban amenities, this home offers exceptional value and potential. Make it yours today.

Built in 1971

Essential Information

MLS® #	A2257069
Price	$474,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1521 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3A4

Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Bookcases
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	PropZap Realty

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