

# \$499,500 - 2602 44 Street Se, Calgary

MLS® #A2239922

**\$499,500**

5 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

**BACK ON THE MARKET DUE TO THE BUYER NOT SECURING FINANCING!!!**

Looking for a new home and or investment property, please check out this listing that IS BACK ON the market. It has had many upgrades and yes a brand new roof has just happened. This home features a large living room and a huge kitchen and three spacious bedrooms on the main floor plus a 4 piece bath, tile floors in the kitchen and hardwood floors through out. The kitchen cabinets and counter tops have been upgraded as have the windows. The lower level features a illegal two bedroom suite, three piece bathroom, upgraded HE furnace and upgraded electrical panel and a shared laundry room. The illegal suite has a large living room and quite a large bedroom plus a full kitchen and good appliances. The second bedroom is being used as a office . The previous tenants have just moved out and so the house has had a complete overhaul, deep cleaning, fresh paint, etc. totally move in ready .The lot is huge, 5875 square feet, perfect for redevelopment in the future. Forest Lawn is being rediscovered as a good investment area and as a place to find a truly affordable home to live in and enjoy the many amenities that are nearby, schools galore, parks, shopping and restaurants, very good transit service and quite close into downtown plus Chestermere Lake recreation area is very close by . PLease come and have a look. Very quick possession possible.



Built in 1959

## Essential Information

MLS® #	A2239922
Price	\$499,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2602 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2b 1j6

## Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Separate Entrance, Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard, Uncovered Courtyard
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	75
Zoning	R-CG

### **Listing Details**

Listing Office	Calgary West Realty
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