

# \$449,988 - 2207 44 Street Se, Calgary

MLS® #A2226416

**\$449,988**

2 Bedroom, 2.00 Bathroom, 654 sqft

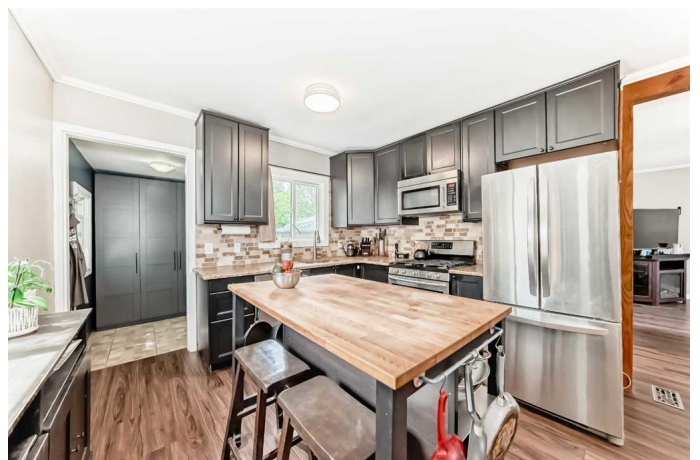
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

**NO CONDO FEES - 1094sf MOVE-IN READY  
- HUGE PRIVATE LOT 50'x122' - IDEAL FOR  
FIRST-TIME BUYERS, RENTAL, or FUTURE  
DEVELOPMENT!**

Welcome to a MOVE-IN READY property with 1094 sqft of living space 2 bedrooms and 2 bathrooms, offering exceptional value and unlimited potential. Whether you're an FIRST-TIME buyer or INVESTOR seeking strong RENTAL INCOME, a developer eyeing future INFILL POTENTIAL, or a SINGLE/COUPLE looking for large private yard for dogs to roam while living close to amenities and easy access to downtown – this property is a RARE FIND.

Situated on a massive 50' x 122' lot, this home features a FENCED/SECURE BACKYARD with perennials and mature shade trees – perfect for pets, entertaining, or building a garden suite (buyer to confirm with city). UPGRADES include: New HVAC system (2017), High-efficiency TANKLESS HOT WATER heater, R-50 attic insulation with 7' x 11' storage area (2019), New SHINGLES on home and garage (2017), Oversized detached single garage + long driveway with room for 3 vehicles. Inside, the home boasts a modern, open-concept layout with premium vinyl plank flooring throughout. The standout kitchen offers espresso cabinetry, QUARTZ countertops, TRAVERTINE TILE backsplash, STAINLESS STEEL appliances (including gas



stove), and a MOBILE ISLAND for hosting or working from home.

The main floor includes a bright bedroom that comfortably fits a queen bed—perfect for guests or a home office. Downstairs, a PRIMARY SUITE RETREAT offers a large sleeping area, WALK-IN CLOSET, office nook, 3-piece bath, and plush carpeting for added comfort. You'll also find a dedicated laundry room, storage, and behind BUILT-IN BOOKCASE (mobile/hinged) is the HIDDEN upgraded mechanical room with a web-enabled smart thermostat.

WHY MOVE/INVEST HERE? High rental demand in an evolving, transit-connected neighborhood. Steps to No Frills, multicultural shopping, and parks. Easy access to International Avenue — Calgary's culinary and cultural hotspot. Quick commute to downtown, Deerfoot Trail, Stoney Trail, and Memorial Drive.

Large lot IDEAL FOR FUTURE DEVELOPMENT (subject to city approval). Whether you're living in it, renting it out, or planning your next development project, this property offers unmatched versatility and upside in one of Calgary's most multicultural growth corridors.

Book your private showing today — opportunities like this don't last long!

Built in 1945

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2226416  |
| Price     | \$449,988 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 654         |
| Acres          | 0.14        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2207 44 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1J3           |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                     |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Master Downstairs |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                                                          |
| Heating           | Forced Air, Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                       |
| Cooling           | Rough-In                                                                                                                                                                       |
| Fireplaces        | None                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                 |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                                  |

|              |        |
|--------------|--------|
| Construction | Stucco |
| Foundation   | Block  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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