

# \$450,000 - 2017 44 Street Se, Calgary

MLS® #A2257891

## \$450,000

3 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

Welcome to Forrest Lawn. Nicely maintained bungalow with a single detached garage and carport. Private west yard with a wonderful garden space. One owner since 1960. Hardwood floors in the bedrooms. 3 bedrooms up and a massive family room down. Large eat in kitchen with oak cabinets.

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257891    |
| Price          | \$450,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 986         |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2017 44 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |



Postal Code T2B 1J2

### Amenities

Parking Spaces 2  
Parking Carport, Single Garage Detached  
# of Garages 1

### Interior

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard, Garden  
Lot Description Back Lane, Landscaped, Lawn, Garden  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed September 18th, 2025  
Days on Market 26  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Mission Real Estate

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