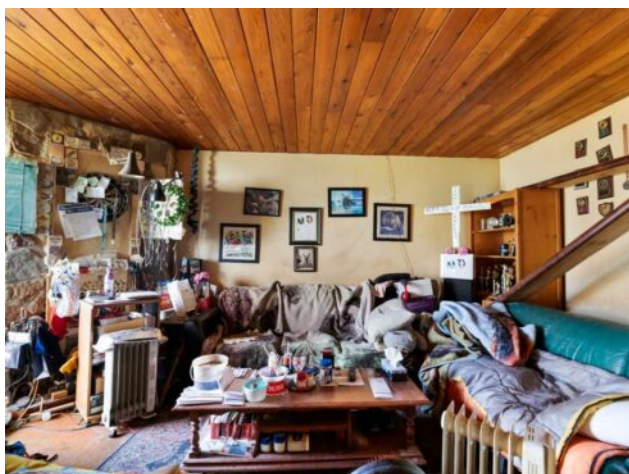


**B, 1207 44 Street SE
Calgary, Alberta**

MLS # A2215222



\$206,000

Division:	Forest Lawn		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	516 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE.

Welcome to this bi-level style townhouse located in the desirable community of Forest Lawn, Calgary! This property features 2 bedrooms and 2 washrooms, with the main living, kitchen, and dining areas on the upper level. The basement offers 2 additional bedrooms, providing plenty of space for a growing family. Conveniently situated across from schools and close to shopping centers, this location offers fantastic access to amenities and transit. Please note: This property is a foreclosure and is being sold "AS IS WHERE IS BASIS" . It will require extensive renovations . A great opportunity for investors, renovators, or anyone looking to build equity .