

\$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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