

\$379,000 - 713 44 Street Se, Calgary

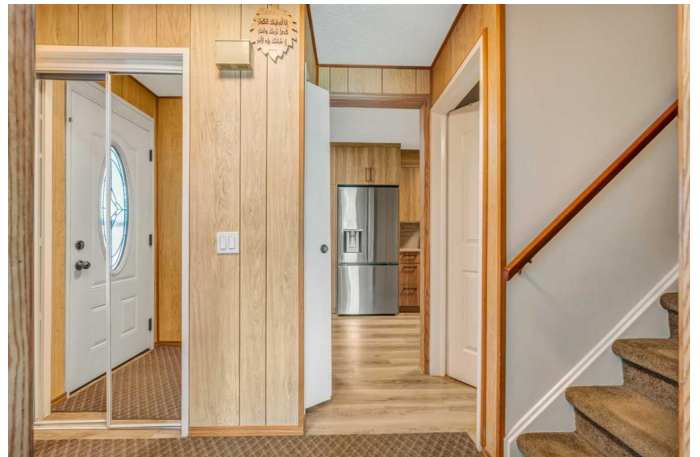
MLS® #A2260817

\$379,000

3 Bedroom, 1.00 Bathroom, 1,165 sqft
Residential on 0.07 Acres

Forest Heights, Calgary, Alberta

RENOVATED | LARGE YARD | 2 CAR PARKING PAD | NO CONDO FEES | This very well-kept 2-storey offers a functional layout with thoughtful updates and abundant natural light. Wide plank flooring runs throughout the main level creating a fresh, modern feel. The beautifully updated kitchen is designed with full-height cabinetry for extra storage, stainless steel appliances for everyday convenience and contemporary fixtures for a polished finish. Clear sightlines from the kitchen into the dining area make mealtimes and entertaining more connected. Dining room is very spacious and can easily accommodate another small family space. Relax in the bright living room where an oversized window frames views of the spacious yard and invites natural light inside. Upstairs, 3 generously sized bedrooms provide private retreats that are ideal for families, all served by a 4 pc bathroom. The basement remains unfinished, offering endless potential for future development or flexible storage solutions. Outside, enjoy summer barbecues on the covered patio or quiet moments in the shade while kids and pets play on the expansive grassy lawn. Lush garden beds line the property, adding color and charm. The fully fenced yard enhances privacy and security, while a parking pad accommodates 2 vehicles for off-street convenience. This established community places you within walking distance of groceries, shops, restaurants, cafes, parks and



3 schools. The active community center hosts year-round events and provides sports courts, playgrounds and an outdoor skating rink, ensuring activities for all ages. This move-in ready home combines a renovated interior, family-friendly layout and a large outdoor space with the bonus of no condo fees!

Built in 1972

Essential Information

MLS® #	A2260817
Price	\$379,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,165
Acres	0.07
Year Built	1972
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	713 44 Street Se
Subdivision	Forest Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3E3

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.