

\$629,900 - 2233 44 Street Se, Calgary

MLS® #A2196636

\$629,900

4 Bedroom, 3.00 Bathroom, 1,074 sqft
Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

2 illegal basement suites! Introducing 2233 44 St â€” an exceptional investment opportunity in the tenant-friendly community of Forest Lawn. This property includes a primary living space along with two additional illegal basement suites. With a total of four bedrooms, the home provides adaptable living arrangements to suit various needs.

The upper level welcomes you with a warm and stylish ambiance, thoughtfully designed for both aesthetics and functionality. The well-appointed kitchen, equipped with appliances and ample storage, seamlessly connects to a cozy living areaâ€”an inviting space for relaxation. A convenient 3-piece bathroom serves this floor, while the master bedroom features its own 4-piece ensuite for added comfort. Two additional bedrooms complete the main level.

Downstairs, the home features a one-bedroom illegal suite and a separate illegal bachelor suite. The exterior is equally impressive, with beautifully landscaped gardens that create an ideal setting for outdoor activities, gardening, or entertaining in the warmer months.

Situated in the vibrant Forest Lawn neighborhood, this property offers easy access to a range of amenities, including parks, schools, shopping centers, and diverse dining options. With excellent transportation links and proximity to major roadways, commuting throughout Calgary is effortless.

Built in 1961



Essential Information

MLS® #	A2196636
Price	\$629,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,074
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2233 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 1J3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	February 28th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	PropZap Realty
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