

# \$495,000 - 1521 44 Street Se, Calgary

MLS® #A2219518

**\$495,000**

3 Bedroom, 2.00 Bathroom, 983 sqft  
Residential on 0.11 Acres

Forest Lawn, Calgary, Alberta

Welcome to 1521 44 Street SE, a delightful bungalow located in the vibrant and evolving community of Forest Lawn. This character-filled home offers a fantastic opportunity for first-time buyers, savvy investors, or those looking to downsize into a well-established neighbourhood. With its inviting curb appeal, this property exudes warmth and potential from the moment you arrive.

Originally built in 1971, this detached bungalow blends classic charm with functionality. Inside, you'll find spacious principal rooms that offer a comfortable flow for daily living and entertaining. Large windows invite plenty of natural light, and the layout offers flexibility to suit your lifestyle. While the home is ready to move in, there's ample opportunity to personalize or renovate and add value. Whether you're envisioning modern updates or keeping its retro flair, the canvas is yours to shape.

The home includes a detached garage, ideal for secure parking, a workshop, or extra storage. The lot is generously sized and features mature landscaping, with room for gardening, play space, or outdoor entertaining. With a bit of imagination, the backyard could become your personal urban oasis.

Located just steps from schools, parks, public transit, and a wide array of local shops and



eateries along International Avenue, this address offers convenience and community. Whether youâ€™re commuting downtown or exploring all that Southeast Calgary has to offer, youâ€™ll love the accessibility and character of this area.

Donâ€™t miss this exceptional opportunity to own a detached home in a fast-changing inner-city neighbourhood. All information provided is believed to be accurate but should be independently verified. Contact your Realtor today to schedule a private showing.

Built in 1971

**Essential Information**

MLS® #	A2219518
Price	\$495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	1521 44 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3A4

**Amenities**

Parking Spaces	2
----------------	---

Parking	Alley Access, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases
Appliances	Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	40
Zoning	R-CG

### Listing Details

Listing Office	PropZap 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.