



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

B, 1415 44 Street SE
Calgary, Alberta

MLS # A2231447



\$294,900

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 80
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		
Inclusions:	N/A		

Step into this charming townhouse that offers a perfect balance of comfort and privacy. The main floor features a spacious open-concept living and kitchen area, perfect for entertaining or relaxing. The living room is warmed by a cozy fireplace, creating an inviting atmosphere. Downstairs, you'll find two comfortable bedrooms, each with its own closet, providing plenty of space for storage. A full 4-piece bathroom completes this level, ensuring convenience and functionality. Upstairs, you'll find a convenient laundry area, along with a 2-piece powder room for added ease and comfort. Located just steps from schools, shopping, and essential amenities, this home offers unbeatable convenience. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity that shouldn't be missed!