

\$599,000 - 320 44 Street Se, Calgary

MLS® #A2241064

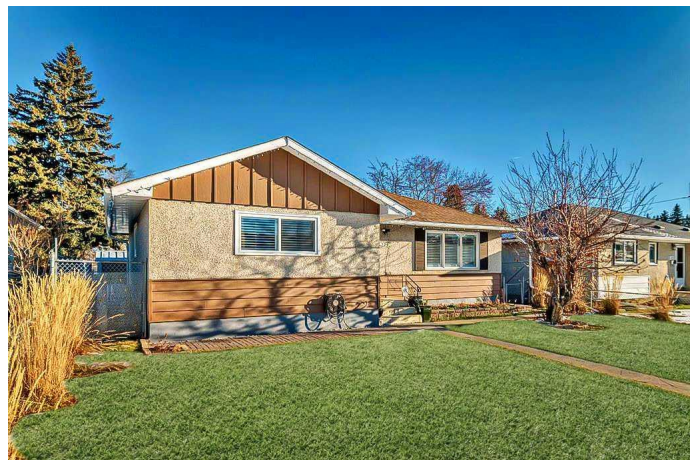
\$599,000

5 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.13 Acres

Forest Heights, Calgary, Alberta

~~~ CALLING ALL INVESTORS or FIRST-TIME HOME BUYERS ~~~ Step inside this INCREDIBLE BUNGALOW HOME FEATURING over 2,000 SQUARE FT. of OPPORTUNITY AWAIT ! With 5 BEDROOMS , 2 FULL BATHS , a " SEPARATE ENTRANCE " , and 2 GORGEOUS KITCHENS !!! " ADDITIONAL HIGHLIGHTS " include a DOUBLE-CAR GARAGE and GATED RV PARKING~PLenty of space for the whole family! Located in the SUPERB and UNBEATABLE Neighbourhood of FOREST HEIGHTS, this beautiful home has been THOUGHTFULLY DESIGNED to create a PERFECT BLEND of LUXURIOUS FINISHES and a practical layout. As you enter, you'll be greeted by a BRIGHT and SPACIOUS LIVING ROOM that features NEWER, LARGE WINDOWS ADORNED with BEAUTIFUL BRIGHT VINYL BLINDS, allowing PLENTY of natural light to fill the space. This vibrant energy is COMPLEMENTED by BEAUTIFUL and GLEAMING LAMINATE FLOORING THROUGHOUT The main area and NEUTRAL DECOR. The OPEN-CONCEPT DESIGN leads you to a STUNNING and UPGRADED KITCHEN, equipped with ELEGANT CABINETRY, ENDLESS GRANITE COUNTERTOPS, a MODERN BACKSPLASH, and white kitchen appliances that will IGNITE YOUR CULINARY CREATIVITY. The DINING AREA ACCOMODATES LARGE FAMILY GATHERINGS with ease. THREE SPACIOUS BEDROOMS create SERENE RETREATS for



your entire family, while the stylish bathrooms EVOKE SPA-Like TRANQUILLITY. The Finishes on the lower level are equally IMPRESSIVE, FEATURING a SEPARATE ENTRANCE, a SPACIOUS KITCHEN (illegal suite), 2 ADDITIONAL BEDROOMS, and a FULL BATHROOM. Step outside to the low-maintenance LANDSCAPED backyard, ideal for SIPPING your morning coffee or STARGAZING at NIGHT. Another HIGHLIGHT of this property is the OVERSIZED DOUBLE GARAGE, PERFECT for your HOBBIES, TOOLS, and keeping your cars warm during the cold winter months. An EXTRA PARKING PAD is available for ADDITIONAL VEHICLES, CAMPERs, or RVs, along with a STORAGE SHED as a BIG BONUS. This isn't just a house; it's a GATEWAY to an INSPIRING LIFESTYLE. EMBRACE the OPPORTUNITY to Transform this DREAM into your reality and experience QUALITY LIVING FOR YOURSELF ! For inquiries and private viewings, PLEASE GET IN TOUCH TODAY !!!

Built in 1962

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241064    |
| Price          | \$599,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,123       |
| Acres          | 0.13        |
| Year Built     | 1962        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 320 44 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1M6          |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 4                                                                |
| Parking        | Double Garage Detached, Off Street, Parking Pad, RV Gated, Stall |
| # of Garages   | 2                                                                |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, No Smoking Home, Separate Entrance, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Washer, Window Coverings                          |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full, Suite                                                                                       |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                                                                        |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                        |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 52              |
| Zoning         | R-CG            |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.