

# \$599,900 - 322 44 Street Se, Calgary

MLS® #A2222883

**\$599,900**

4 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.15 Acres

Forest Heights, Calgary, Alberta

Welcome to your new home! This completely updated four-bedroom bungalow is ready for you to move in and enjoy the summer. Located in a central area, you'll find everything you need conveniently close by. The home features a welcoming open-concept design that seamlessly connects the living room, dining area, and kitchen. Modern updates enhance the space, beautifully complemented by original hardwood flooring. With newer windows and easy-up window coverings throughout, natural light fills every room. The main floor offers three bedrooms and a completely updated bathroom. The heart of the home, the kitchen, boasts white cabinetry with soft-closing drawers, quartz countertops, and a fantastic center island with a sink and ample prep space. Large windows in the kitchen overlook your spacious backyard. The basement is also ready to be enjoyed and includes a large bedroom with a fully egress window, as well as a half bathroom. Outside, you'll find a large deck and a lavish backyard, perfect for family barbecues and entertaining. The property also includes a double detached garage, numerous flower beds, and plenty of storage options, creating a true sense of home.

This gem is just a short walk away from schools, groceries, and much more, with close proximity to major routes. This is an incredible opportunity to make it your own.

Built in 1960



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2222883    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,076       |
| Acres          | 0.15        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 322 44 Street Se |
| Subdivision | Forest Heights   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2A 1M6          |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Pantry  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Storage            |
| Lot Description   | Corner Lot         |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 10             |
| Zoning         | R-CG           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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