309 44 Street SE

Calgary | Active | MLS® A2350874

$299,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1972**	**1,189 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

This well-located home offers 3 bedrooms upstairs and a practical layout designed for comfortable family living. Ideally situated close to parks, schools, shopping, restaurants, transit, and a variety of everyday amenities, this property offers both convenience and accessibility. Enjoy the benefits of a quiet residential setting while being just minutes from everything you need. Whether you're a first-time buyer, a growing family, or an investor looking for a well-positioned property, this home is a great opportunity to make it your own.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350874
Bedrooms	3
Bathrooms	2
Year Built	1972
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Townhouse
Total Living Area:	1,189 sq. ft.
Main Level Finished Area:	633 sq. ft.
Upper Level Finished Area:	556 sq. ft.
Below Grade Finished Area:	624 sq. ft.
Acreage:	No
Lot Area:	2,895 sq. ft.

Lot Frontage:	62'6"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1972 (Age: 54)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	520LK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No

Garage Spaces:	1
Parking:	Stall
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Forest Heights
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Restrictive Covenant, See Remarks, Utility Right Of Way
Main Floor	Living Room · 17'2" × 11'2" ·
Main Floor	Kitchen · 16'10" × 7'11" ·
Main Floor	Dining Room · 11'4" × 10'3" ·
Main Floor	Foyer · 8'8" × 6'5" ·
Upper Level	Bedroom - Primary · 15'11" × 9' ·
Upper Level	Bedroom · 11'2" × 10'1" ·
Upper Level	Bedroom · 10' × 9' ·
Basement	Den · 12'4" × 10'10" ·
Basement	Laundry · 9'2" × 7'6" ·
Basement	Exercise Room · 9'8" × 8'8" ·
Basement	Storage · 8'10" × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features
Exterior Features:	None

Patio And Porch Features:	Other
Lot Features:	Back Yard, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/309-44-street-se-calgary-a2350874/

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