

# \$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	17
Zoning	R-CG

### Listing Details

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

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.