

# \$489,000 - 337 44 Avenue Nw, Calgary

MLS® #A2199662

**\$489,000**

3 Bedroom, 1.00 Bathroom, 648 sqft

Residential on 0.05 Acres

Highland Park, Calgary, Alberta

This is the ONE you have been waiting for! Offering 1,226 SQ FT OF LIVING SPACE, this charming SEMI-DETACHED HOME is nestled in the sought-after NW community of HIGHLAND PARK, perfectly positioned overlooking the former 38 acre Highland Golf Course. Enjoy unbeatable views and a rare sense of privacyâ€”all while being minutes from downtown. Step inside to discover a home that has been FRESHLY PAINTED THROUGHOUT, featuring NEW LUXURY VINYL PLANK FLOORING, NEW WINDOWS, and a SKYLIGHT that floods the home with natural light. The main level includes a cozy living area with WOOD BEAMS, a WOOD BURNING FIREPLACE, and access to a HUGE BALCONY that takes full advantage of the STUNNING GREENSPACE VIEWS. The home offers 3 BEDROOMS and a 4-PIECE BATHROOM, along with great functional spaces like a PANTRY, a GOOD-SIZED LAUNDRY ROOM, and a SPACIOUS STORAGE ROOM. Step outside and fall in love with your own PRIVATE, FENCED LOT. The LARGE FRONT DECK is the perfect place to start or end your day, overlooking peaceful walking paths and the old golf course. In the backyard, enjoy a THREE-TIERED GARDEN, SHED, and a LARGE BACK PATIO ideal for hosting. Thereâ€™s also a SEPARATE SIDE ENTRANCE and STAINLESS STEEL APPLIANCES in the kitchen for added appeal. This home combines the best of INNER-CITY



LIVING with a sense of escapeâ€”close to 4TH STREET, offering quick access to COFFEE SHOPS, RESTAURANTS, PARKS, TRANSIT, SCHOOLS and the DOWNTOWN CORE. Whether you're a first-time buyer, investor, or looking to downsize, this is a RARE OPPORTUNITY to own a move-in-ready home in an unbeatable location. DONâ€™T MISS OUTâ€”BOOK YOUR SHOWING TODAY!

Built in 1967

### Essential Information

MLS® #	A2199662
Price	\$489,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.05
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	337 44 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0J2

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Pantry, Separate Entrance, Storage, Beamed Ceilings,
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	Skylight(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Views, Fruit Trees/Shrub(s), Irregular Lot
Roof	Membrane, Flat
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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