

\$435,000 - 309 44 Avenue Nw, Calgary

MLS® #A2106296

\$435,000

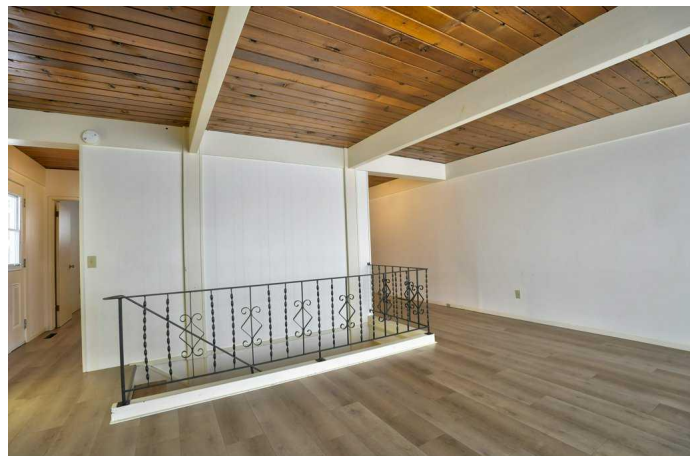
3 Bedroom, 1.00 Bathroom, 1,098 sqft
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Opportunity Knocks! Is it time to buy? What do you get for \$435,000 any more? An apartment with Condo Fees? A townhouse? Why not buy a little home on a lot you own? Something inner city over looking the old 38 acre Highland Golf Course. Ill let you do your own due diligence on that piece of land right across the street from this home. This is a cute little home and it needs some work but you can make it all yours. Check out the photos and the 360 Tour. The mechanical on this home is pretty good shape including a modern Furnace, Hot water tank and Electrical Panel. The seller when they purchased in 2006 replaced the roof with a membrane roofing material. The lower level when you come into the home offers 2 bedrooms a storage utility area and a full Bath. The flooring is in nice shape up and down. As you go Up the wooden steps you will go up to a Large Living Room with Wood Burning Fireplace and Windows that over look the Green Belt across the way. Note A large concrete deck to sit out on and enjoy a a favorite brew. There is a Dining Area and a Nice galley kitchen with maple cabinets I believe. There is also a storage room and Ill call it a Flex room, could be a 3rd smaller bedroom or office. Itâ€™s a starter! Inner City with easy commute to downtown either by center street or 4th street, in close proximity.

Built in 1967

Essential Information



MLS® #	A2106296
Price	\$435,000
Sold Price	\$435,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	309 44 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0J2

Amenities

Parking Spaces	1
Parking	None

Interior

Interior Features	Beamed Ceilings
Appliances	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Sloped, Views

Roof	Flat, Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2024
Date Sold	March 2nd, 2024
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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