

\$789,900 - 44 Hudson Road Nw, Calgary

MLS® #A2116492

\$789,900

4 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.14 Acres

Highwood, Calgary, Alberta

Tastefully finished, air-conditioned bungalow in a desirable inner-city, community on a 60' x 100' rear, east-sloping lot. Walking distance to outdoor pool, ice rink, amenities and a variety of schools. Attractive landscaping on a quiet, well-treed street. The main floor living room opens onto a spacious and bright dining room with a character, curved wall; the ceiling features a decorative finish. A southeast corner window lights the room. Hardwood is throughout the main floor.

The well-appointed kitchen has granite countertops, stainless steel gas stove and oven, a dishwasher, built-in microwave, and fridge. Glass fronted upper cabinets, quiet close doors and drawers and thoughtfully designed storage and pantry space. On the same floor is the primary bedroom containing two closets. A large linen closet is in the hall. The three-piece main-floor bathroom contains an additional linen closet and is situated next to the second bedroom.

The back entrance contains individual cubbies for storage, hooks for clothing and shoes and provides access to the large, tiered deck and lit pergola. Beyond the deck is a 94 sq ft office pod, heated and well-insulated and finished in the same exterior as the home. A low, concrete wall protects a small garden space in the backyard. An oversized garage with shop area is accessible from the back of the property and a second, single-car garage is in



the front.

The carpeted lower level and stairs have an additional, large third bedroom, guest bedroom with French doors, large living room and fitness space. The adjoining mechanical room contains laundry facilities, additional storage cupboards for clothing and an additional storage room with built-in shelving. A three-piece bathroom completes the floor. This property is a must see; call your realtor to arrange a viewing.

Built in 1955

Essential Information

MLS® #	A2116492
Price	\$789,900
Sold Price	\$789,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	975
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	44 Hudson Road Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K2B1

Amenities

Parking Spaces	4
Parking	Insulated, Oversized, Single Garage Attached, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting
Lot Description	Back Lane, Back Yard, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 5th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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