

# \$499,900 - 315 44 Avenue Nw, Calgary

MLS® #A2136806

**\$499,900**

3 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to the NW community of Highland Park! This charming half duplex, free from condo fees, offers a blend of comfort and functionality across its two fully developed levels. The main floor features two spacious bedrooms and a three-piece bathroom. The living areas include a generous-sized living room with a cozy wood-burning fireplace (as is, never used by the current owner), a dining area perfect for family meals and gatherings, and a good-sized kitchen equipped to meet all your culinary needs. A huge balcony off the living room provides a magnificent view.

The outdoor space includes a large back deck showcasing a well-maintained shed and a beautiful three-tiered garden. The fully developed lower floor/basement offers additional living space with a second living room, making it ideal for extended family living or rental potential. It also includes a second kitchen, a large three-piece ensuite bathroom, a spacious bedroom with a walk-in closet, and a huge laundry room with a furnace and ample storage space. This home offers a perfect blend of indoor and outdoor living, with ample space for a family to grow or for those who love to entertain. Don't miss out on the opportunity to make this your new home in the welcoming community of Highland Park!

Built in 1966

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2136806               |
| Price          | \$499,900              |
| Sold Price     | \$560,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 880                    |
| Acres          | 0.07                   |
| Year Built     | 1966                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 315 44 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0J2          |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 1                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Storage                                               |
| Appliances        | Dishwasher, Double Oven, Dryer, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas                                      |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Glass Doors, Living Room, Wood Burning                                 |
| Has Basement      | Yes                                                                    |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                         |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                       |
| Lot Description   | Back Yard, City Lot, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Tar/Gravel                                                           |
| Construction      | Stucco                                                               |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2024 |
| Date Sold      | June 21st, 2024 |
| Days on Market | 7               |
| Zoning         | R-C2            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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