

\$439,900 - 327 44 Avenue Nw, Calgary

MLS® #A2167460

\$439,900

3 Bedroom, 1.00 Bathroom, 1,188 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to your new home in the vibrant community of Highland Park! This delightful duplex features 3 bedrooms and a full bath, perfect for families or anyone seeking extra space. The spacious living room invites you to relax and unwind, while the well-equipped kitchen is ideal for whipping up your favorite meals.

Step outside to the large balcony that offers stunning views of a beautiful green space—perfect for morning coffee or evening gatherings.

Conveniently located, you™re just a short walk from public schools and public transportation, making commuting a breeze. Enjoy easy access to a variety of coffee shops, restaurants, and the bustling downtown area, all within a short distance.

Built in 1967

Essential Information

MLS® #	A2167460
Price	\$439,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,188
Acres	0.07



Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	327 44 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0J2

Amenities

Parking	Off Street
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Interior

Interior Features	Laminate Counters, No Animal Home, Separate Entrance, Storage
Appliances	Electric Stove, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Tar/Gravel
Construction	Brick, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	October 17th, 2024
Days on Market	9

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Classic Property Management & Realty Ltd
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