

# \$440,000 - 325 44 Avenue Nw, Calgary

MLS® #A2199024

**\$440,000**

3 Bedroom, 1.00 Bathroom, 669 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Opportunity, is this not better than an apartment with condo fees or 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. We expect you to 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 lower level when you come into the home offers 2 bedrooms a storage utility area and a full Bath. As you go up the 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 balcony to sit out on and enjoy a a favorite brew. There is a Dining Area and a Nice galley kitchen with maple cabinets. There is also a storage room and a Flex room, could be a 3rd smaller bedroom or office. It's a starter Home or a good little revenue property! Inner City with easy commute to downtown either by center street or 4th street, in close proximity.

Built in 1967

## Essential Information

MLS® #	A2199024
Price	\$440,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	669
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	325 44 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 0J5

### **Amenities**

Parking Spaces	1
Parking	None, On Street

### **Interior**

Interior Features	Beamed Ceilings
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Pie Shaped Lot, Sloped Down
Roof	Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	30
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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