

# \$649,500 - 127 44 Avenue Nw, Calgary

MLS® #A2215192

## \$649,500

5 Bedroom, 2.00 Bathroom, 1,196 sqft  
Residential on 0.14 Acres

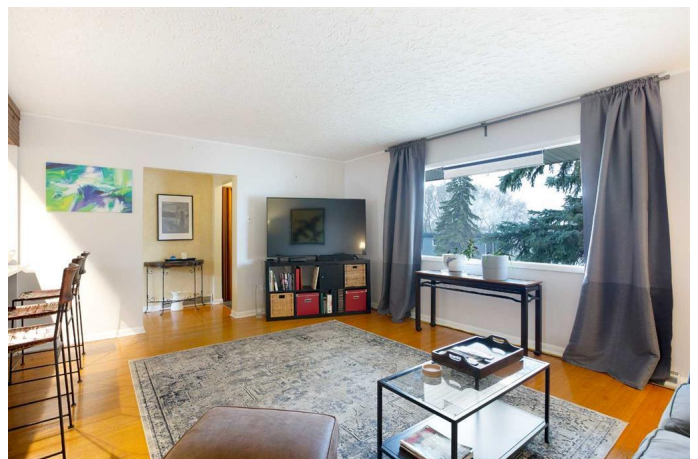
Highland Park, Calgary, Alberta

Classic Highland Park Bungalow available now! This 3 bedroom property is in great shape and has received recent kitchen improvements that include Granite Counters, New Stainless Steel Appliances, Counter Top Stove, Fresh Modern Cabinetry and New Tile Floors! The main floor living space has been opened up to allow for a great space for enjoying family and friends. This classic bungalow layout outfits you with 3 spacious bedrooms on the main floor, full 4 piece bathroom and great living space. Great for growing families. The downstairs is fully developed with an extra 1,000 sq. ft. of living space. Includes large rec room, kitchen suite and 2 more bedrooms. Large storage space, second full 4 piece bathroom and laundry room. This property has the benefit of a very large south facing backyard, oversized 2 car garage, extra parking pad for rec vehicles or other cars and toys! Situated in the desirable and mature community of Highland Park that has parks and schools and shopping all nearby. Convenient and quick downtown commute options with public transit a minutes walk away. This property provides an abundance of features and at an affordable price! Come and view it today!

Built in 1958

## Essential Information

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Price	\$649,500
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,196
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	127 44 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0J2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	21
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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