

# \$425,000 - 325 44 Avenue Nw, Calgary

MLS® #A2199024

**\$425,000**

3 Bedroom, 1.00 Bathroom, 669 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Opportunity, is this not better then 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     | \$425,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.00      |



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

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 325 44 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0J2          |

### **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        | Brick Facing, Living Room, Wood Burning          |
| 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 | 62              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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