

# \$489,000 - 337 44 Avenue Nw, Calgary

MLS® #A2199662

**\$489,000**

3 Bedroom, 1.00 Bathroom, 648 sqft  
Residential on 0.05 Acres

Highland Park, Calgary, Alberta

This is the ONE you have been waiting for! Offering 1,226 SQ FT OF LIVING SPACE, this charming SEMI-DETACHED HOME is nestled in the sought-after NW community of HIGHLAND PARK, perfectly positioned overlooking the former 38 acre Highland Golf Course. Enjoy unbeatable views and a rare sense of privacy—all while being minutes from downtown. Step inside to discover a home that has been FRESHLY PAINTED THROUGHOUT, featuring NEW LUXURY VINYL PLANK FLOORING, NEW WINDOWS, and a SKYLIGHT that floods the home with natural light. The main level includes a cozy living area with WOOD BEAMS, a WOOD BURNING FIREPLACE, and access to a HUGE BALCONY that takes full advantage of the STUNNING GREENSPACE VIEWS. The home offers 3 BEDROOMS and a 4-PIECE BATHROOM, along with great functional spaces like a PANTRY, a GOOD-SIZED LAUNDRY ROOM, and a SPACIOUS STORAGE ROOM. Step outside and fall in love with your own PRIVATE, FENCED LOT. The LARGE FRONT DECK is the perfect place to start or end your day, overlooking peaceful walking paths and the old golf course. In the backyard, enjoy a THREE-TIERED GARDEN, SHED, and a LARGE BACK PATIO ideal for hosting. There's also a SEPARATE SIDE ENTRANCE and STAINLESS STEEL APPLIANCES in the kitchen for added appeal. This home combines the best of INNER-CITY



LIVING with a sense of escape—close to 4TH STREET, offering quick access to COFFEE SHOPS, RESTAURANTS, PARKS, TRANSIT, SCHOOLS and the DOWNTOWN CORE. Whether you're a first-time buyer, investor, or looking to downsize, this is a RARE OPPORTUNITY to own a move-in-ready home in an unbeatable location. DON'T MISS OUT—BOOK YOUR SHOWING TODAY!

Built in 1967

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2199662               |
| Price          | \$489,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 648                    |
| Acres          | 0.05                   |
| Year Built     | 1967                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 337 44 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0J2          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Pantry, Separate Entrance, Storage, Beamed Ceilings, |
|-------------------|----------------------------------------------------------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
|                 | Skylight(s)                                       |
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating         | Forced Air, Natural Gas                           |
| Cooling         | None                                              |
| Fireplace       | Yes                                               |
| # of Fireplaces | 1                                                 |
| Fireplaces      | Living Room, Wood Burning                         |
| Has Basement    | Yes                                               |
| Basement        | Finished, Full, Walk-Out                          |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage                                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Views, Fruit Trees/Shrub(s), Irregular Lot |
| Roof              | Membrane, Flat                                                                                          |
| Construction      | Wood Frame, Wood Siding                                                                                 |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 4              |
| Zoning         | R-CG           |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.