

# \$674,999 - 127 44 Avenue Nw, Calgary

MLS® #A2215192

## \$674,999

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

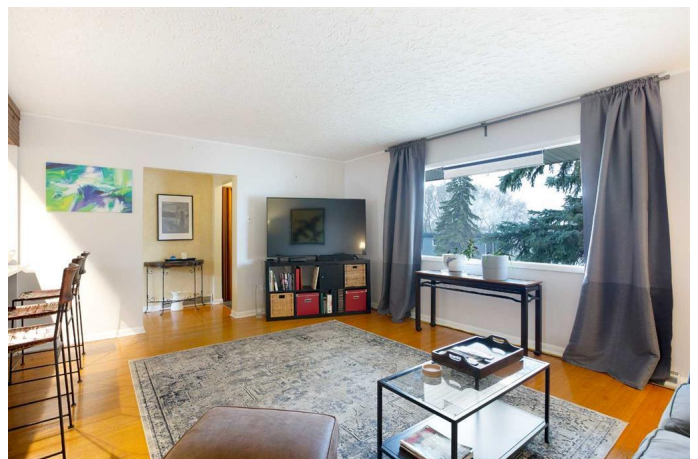
Highland Park, Calgary, Alberta

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

MLS® #                      A2215192



|                |             |
|----------------|-------------|
| Price          | \$674,999   |
| 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 | 2                |
| Zoning         | R-CG             |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.