# \$715,000 - 716 44 Avenue Nw, Calgary

MLS® #A2240461

## \$715,000

5 Bedroom, 2.00 Bathroom, 1,169 sqft Residential on 0.14 Acres

Highwood, Calgary, Alberta

\*\* The entire main floor was professionally painted AFTER photos were taken \*\* Welcome to this 1,169 SqFt, 5-bedroom, 2 full bathroom home in the mature community of Highwood. The home sits on a 6,000 SqFt R-CG lot.

Step inside and you are greeted with a spacious living and dining room with sunny, south-facing front windows. Into the kitchen, you'll find beautiful updated oak cabinetry and plenty of cabinet space. Off the kitchen, there is a separate rear entrance and a double-wide patio door leading to your MASSIVE rear deck.

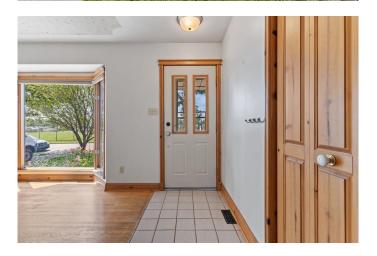
Rounding out the main floor are the Primary Bedroom and two secondary bedrooms, with a full bathroom â€" great for growing families.

Down the stairs to the basement, you have a very large living area complete with a gas fireplace for those cozy movie nights, as well as one additional bedroom and an office, which makes working from home a treat. Updated furnace and hot water heater.

This home offers an abundance of storage space, both inside and out. Multiple closets in common areas on the main floor, plus the OVERSIZED double car garage features plenty of cabinetry and a cool mezzanine you can access with a pull-down ladder â€" perfect for seasonal storage or whatever fits your needs.







Community features within a few steps include Highwood Community Pool (outdoor), Highwood School (Grades 1–6, CBE), Colonel Irving School (Grades 5–9, CBE), and FFCA Primary School (Elementary, Chartered).

Call your favourite Realtor today to book a showing!

Built in 1955

# **Essential Information**

MLS® # A2240461 Price \$715,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Full Baths 2

Square Footage 1,169
Acres 0.14
Year Built 1955

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 716 44 Avenue Nw

Subdivision Highwood
City Calgary
County Calgary
Province Alberta
Postal Code T2K0J4

#### **Amenities**

Parking Spaces 3

Parking Double Garage Detached, Off Street, Parking Pad, RV Access/Parking

# of Garages 2

Has Pool Yes

#### Interior

Interior Features Laminate Counters, Storage

Appliances Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Yard, Storage

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s),

Lawn, Private

Roof Cedar Shake
Construction Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed July 17th, 2025

Days on Market 10

Zoning R-CG

### **Listing Details**

Listing Office Royal LePage Mission Real Estate

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