

# \$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 – 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 – perfect for seasonal storage or whatever fits your needs.



Community features within a few steps include  
Highwood Community Pool (outdoor),  
Highwood School (Grades 1â€“6, CBE),  
Colonel Irving School (Grades 5â€“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
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	12
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

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.