



THE
A-TEAM

**RE/MAX
FIRST**

325 44 Avenue, Calgary T2J 0J5

MLS® #: **A2199024**

Area: **Highland Park**

Listing Date: **03/04/25**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 07-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1967

Lot Information

Lot Sz Ar:

3,024 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

669

Low Sqft:

Ttl Sqft:

669

DOM

45

Layout

Beds:

3 (1 2)

Baths:

1.0 (1 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Pie Shaped Lot,Sloped Down None,On Street

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Siding

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Beamed Ceilings

Utilities:

Room Information

Room

Kitchen

Dining Room

Bedroom - Primary

Level

Main

Main

Lower

Dimensions

11`3" x 7`10"

10`5" x 8`2"

14`6" x 11`1"

Room

Living Room

Bedroom

4pc Bathroom

Level

Main

Main

Lower

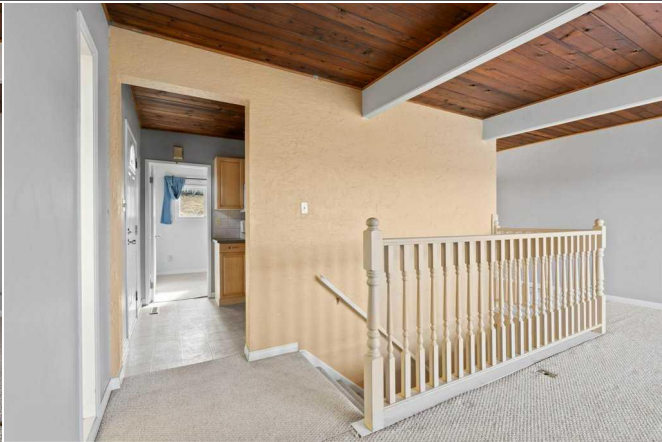
Dimensions

19`5" x 15`10"

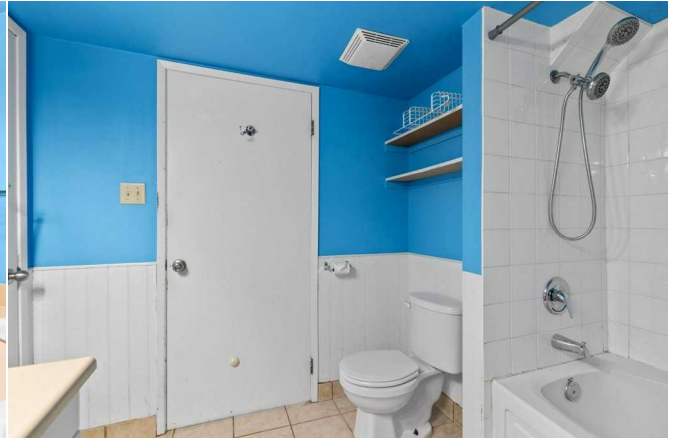
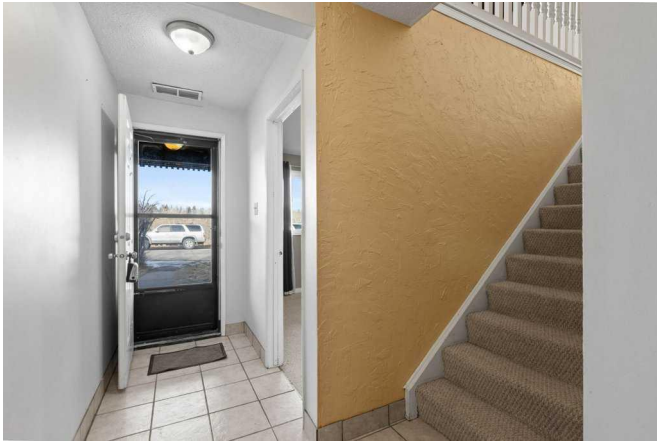
8`10" x 7`10"

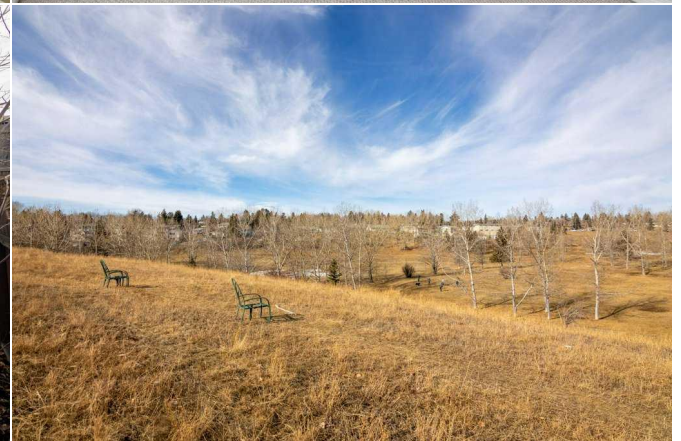
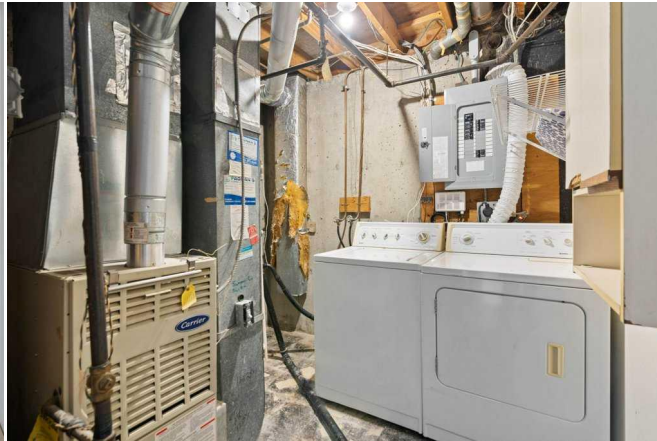
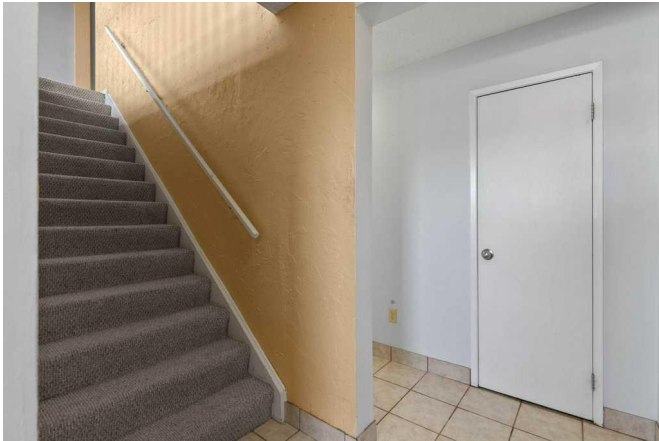
Furnace/Utility Room	Lower	8`3" x 7`10"	Bedroom	Lower	10`2" x 9`6"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	8310431			Remarks	
Pub Rmks:					
Opportunity, is this not better then an apartment with condo fees or a townhouse? Why not buy a little home on a lot you own? 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.					
Inclusions:	Make sure you add in All Appliance "as is where is" on any offers when including chattels. To best of Sellers knowledge everything was in working order.				
Property Listed By:	eXp Realty				

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











325 44 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 540.25 sq ft
Interior Area 485.85 sq ft
Excluded Area 67.00 sq ft



0 3 6 ft
PREPARED: 2020/03/02
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 649.36 sq ft
Interior Area 613.01 sq ft



0 3 6 ft
PREPARED: 2020/03/02
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