



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

632 44 Avenue NW
Calgary, Alberta

MLS # A2345714



\$699,950

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

Welcome to this beautifully renovated Highwood bungalow, ideally situated on an oversized 60' x 100' lot directly across from an elementary school and park. Offering 4 total bedrooms and 2 full bathrooms, this home has been thoughtfully renovated with custom finishes and a modern, functional design throughout. The main floor features a custom open-concept kitchen, bamboo hardwood flooring, all-new lighting, updated windows (2022), a new front door (2026), and a new sliding door (2026) providing easy access to the backyard. The bright and inviting layout is perfect for comfortable everyday living and entertaining. The fully developed basement offers additional living space with new carpeting, a wet bar, egress windows in the bedrooms, and a dedicated laundry room. The versatile lower level provides excellent flexibility for a family room, recreation area, home office, or guest space. Additional improvements include a new roof, updated electrical panel, furnace (2018), hot water tank, new garage door (2026), and fresh landscaping with new sod. The renovations have been thoughtfully designed with custom touches throughout, creating a cohesive and elevated feel. The backyard features a fully insulated, heated and powered studio, offering exceptional year-round versatility. Perfect for a home office, gym, creative studio, workshop, hobby space, or private retreat, this additional space adds functionality rarely found in a bungalow. All renovations have been completed with permits from the City of Calgary, providing buyers with added peace of mind. Enjoy quick access to downtown Calgary, approximately 10 minutes away, while being ideally positioned across from an elementary school and park. With its custom renovations, versatile living spaces, exceptional backyard studio, and convenient location, this Highwood bungalow offers a rare combination of style,

functionality, and thoughtful design.