



## 127 44 Avenue Calgary Alberta

\$649,500

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! (id:6769)

Kitchen 13.92 Ft x 12.25 Ft

Recreational, Games room 13.17 Ft x 12.25 Ft

Bedroom 14.42 Ft x 10.08 Ft

Bedroom 13.25 Ft x 8.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 14.33 Ft x 10.58 Ft

Dining room 10.17 Ft x 8.17 Ft

Living room 17.17 Ft x 13.58 Ft

Primary Bedroom 12.75 Ft x 10.25 Ft

Bedroom 11.83 Ft x 9.67 Ft

Bedroom 10.17 Ft x 9.67 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<http://www.johndarelrealty.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca