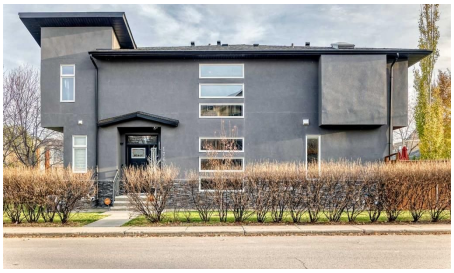
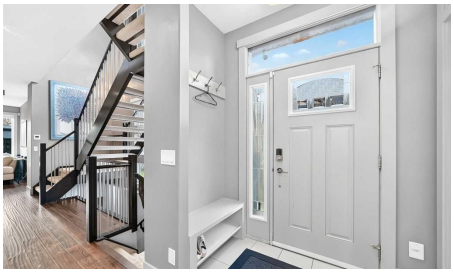
1760 44 Street NW

Calgary | Active | MLS® A2356367

$859,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2013**	**1,923 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

Welcome to a beautiful semi-detached infill in the heart of Montgomery. This well located home is a 10 minute drive to DT & a quick exit to the mountains! This home has a lovely backyard that has many recent updates like the pergola, Hot Tub, shed, and with it south exposure its a wonderful place to sit in the summer. This "corner lot" has a open floor plan with a kitchen that has cream quartz counter tops, some updated SS appliances (gas stove), and a large island that can accommodate a number of people. There are 2 sitting areas; a dining room at the front of the home & a relaxing living room with build in cabinetry and tasteful shelving. Also, quick access to the large deck area. The upper level has 3 good size bedrooms along with a spacious laundry room that has its own sink and counter top. The primary bedroom looks south over the yard, is quite large and has a walk in closet. The 5 piece ensuite has a separate soaker tub, dual sinks, a walk in shower, + a skylight to add additional light. The fully finished basement opens to a large rec room with built in cabinets, surround sound and its own bar with fridge and counter top and tons of cabinets. There's an additional bedroom for guests and a 4 piece bathroom. There is some storage under the stairs in the mechanical room. The detached garage is in great condition and has ample storage space as well. Home is walking distance to the Bow River, the pathway system and is a very short commute to downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356367
Bedrooms	4
Bathrooms	4
Year Built	2013
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,923 sq. ft.

Main Level Finished Area:	927 sq. ft.
Upper Level Finished Area:	996 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2013 (Age: 13)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1412924
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
City Quadrant:	Northwest
Community:	Montgomery
Appliances:	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Inclusions:	shed
Restrictions:	None Known
Main Floor	Kitchen · 17'4" × 13'1" ·
Main Floor	Dining Room · 13'9" × 12'9" ·
Main Floor	Living Room · 13'9" × 12'9" ·
Upper Level	Bedroom · 11'9" × 9'10" ·
Upper Level	Bedroom - Primary · 13'9" × 12'5" ·
Upper Level	Bedroom · 14'1" × 9'10" ·
Upper Level	Walk-In Closet · 10'6" × 6'11" ·
Lower Level	Bedroom · 14'1" × 10'9" ·
Lower Level	Game Room · 15'5" × 14'9" ·
Lower Level	Storage · 10'2" × 9'6" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby
Interior Features:	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Pergola
Lot Features:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-CG
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1760-44-street-nw-calgary-a2356367/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.