2232 44 Street NW

Calgary | Active | MLS® A2353583

$675,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,357 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

OPEN HOUSE SAT 2:00 PM - 5:00 PM | Welcome to this brand-new end unit, perfectly positioned on a quiet street in sought-after Montgomery. Offering 4 bedrooms, 3.5 bathrooms and 1,357 sq ft above grade plus an additional 594 sq ft of developed basement space, this home is wrapped in a sleek Hardie board exterior and shares only one wall, giving you extra privacy, with additional side windows filling the interior with natural light. Step inside to 9-foot ceilings, engineered hardwood and custom built-ins throughout the main floor. The open-concept layout centres on a beautifully appointed kitchen featuring floor-to-ceiling soft-close cabinetry, quartz countertops, a stunning 10-foot island, a Samsung appliance package and a walk-in pantry. The kitchen flows seamlessly into the dining area and a spacious living room anchored by a modern electric fireplace, making this the perfect space for entertaining or relaxing at home. A stylish powder room with a custom feature wall completes the main level. Upstairs, 9-foot ceilings continue into the primary retreat, complete with a custom walk-in closet and a three-piece ensuite with a waterfall shower. Two additional bedrooms, a full bathroom and convenient upper-floor laundry round out the level. The fully developed basement offers even more living space, with a generous rec room, a fourth bedroom, a full bathroom and plenty of storage, ideal for movie nights, guests or a home office. Outside, enjoy a fully landscaped and fenced, southeast-facing private backyard and a finished, drywalled detached garage. Backed by Progressive Home Warranty and just minutes from the Bow River pathways, Shouldice Park, Market Mall, the University of Calgary, and the Foothills and Alberta Children’s hospitals, this is inner-city new construction at its best. Eligible first-time buyers may qualify for the federal GST rebate on new homes. Ask for details! Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353583
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey
Total Living Area:	1,357 sq. ft.
Main Level Finished Area:	656.73 sq. ft.
Upper Level Finished Area:	700.26 sq. ft.
Below Grade Finished Area:	594.19 sq. ft.
Condo Fee:	$50.00
Condo Fee Includes:	Reserve Fund Contributions
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
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:	2611398
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Montgomery
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	None
Restrictions:	Restrictive Covenant
Pets Allowed:	Yes
Main Floor	Dining Room · 15'1" × 7'9" ·
Main Floor	Kitchen · 15'3" × 11'3" ·
Main Floor	Living Room · 16'3" × 13'11" ·
Upper Level	Bedroom · 10'4" × 9'1" ·
Upper Level	Bedroom · 10'4" × 9'1" ·

Upper Level	Bedroom - Primary · 14'9" × 11'8" ·
Basement	Bedroom · 9'11" × 9'11" ·
Basement	Game Room · 18' × 11'11" ·
Basement	Furnace/Utility Room · 8'5" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2232-44-street-nw-calgary-a2353583/

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