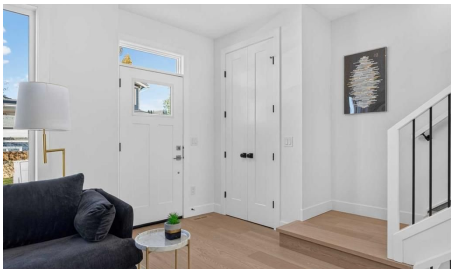
2234 44 Street NW

Calgary | Active | MLS® A2353606

$660,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,362.63 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 | Discover modern living in one of Calgary’s most convenient inner-city communities. This brand-new Montgomery home delivers 4 bedrooms, 3.5 bathrooms and 1,363 sq ft above grade plus an additional 614 sq ft of developed basement space, all behind a clean, contemporary Hardie board exterior. The main floor impresses with 9-foot ceilings, engineered hardwood and custom built-ins throughout. At the heart of the home, the kitchen features floor-to-ceiling soft-close cabinetry, quartz countertops, a 10-foot island built for gathering, a Samsung appliance package, and a walk-in pantry. It opens to the dining area and a bright living room centred on an electric fireplace, creating an easy, connected flow for everyday living and entertaining. A powder room with a custom feature wall completes the level. Upstairs, 9-foot ceilings continue into the primary suite, which features a custom walk-in closet and a three-piece ensuite with a waterfall shower. Two more bedrooms, a full bathroom and upper-floor laundry make the layout as practical as it is comfortable. Downstairs, the spacious basement offers a large rec room, a generous fourth bedroom, a full bathroom and dedicated storage, giving you room to grow, host guests or set up a home office. Step outside to your fully landscaped and fenced, southeast-facing private backyard and a finished, drywalled detached garage. Backed by Progressive Home Warranty and close to the Bow River pathways, Shouldice Park, Market Mall, the University of Calgary, and the Foothills and Alberta Children’s hospitals, this is the move-in-ready new build you’ve been waiting for. Eligible first-time buyers may qualify for the federal GST rebate on new homes. Ask for details! Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353606
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:	1,362.63 sq. ft.
Main Level Finished Area:	658.36 sq. ft.
Upper Level Finished Area:	704.26 sq. ft.
Below Grade Finished Area:	614.21 sq. ft.
Condo Fee:	$50.00
Condo Fee Includes:	Reserve Fund Contributions
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
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 · 15'3" × 7'4" ·
Main Floor	Kitchen · 15'4" × 10'1" ·
Main Floor	Living Room · 15'1" × 14'7" ·
Upper Level	Bedroom · 10'5" × 9'2" ·
Upper Level	Bedroom · 10'5" × 9'2" ·

Upper Level	Bedroom - Primary · 14'9" × 11'7" ·
Basement	Bedroom · 10'9" × 10'2" ·
Basement	Game Room · 18'9" × 11'7" ·
Basement	Furnace/Utility Room · 9'2" × 7'8" ·
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/2234-44-street-nw-calgary-a2353606/

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

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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.