2236 44 Street NW

Calgary | Active | MLS® A2346170

$680,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,367 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

These new construction townhomes are located in an A+ location within the Inner-city community of Montgomery and available for immediate possession. Situated on a large corner lot, just below Montalban Park and just a short walk up the hill to Market Mall, University District, the Children's Hospital & The University of Calgary. This 4 bed, 3.5 bath unit offers 1840 square feet of developed living space on three levels. With every square inch in mind these floor plans were designed with flow and openness. Features of the main floor include 9' ceilings, a shiplap wall & focal point fireplace, large bright windows, a very functional kitchen with good size center island with eating area & stools, quartz counters & side pantry and a dining room. Upstairs you will find 3 bedrooms, 2 full bathrooms & laundry room. The primary bedroom is large, with a design inspired ensuite complete with custom walk in shower with tempered frameless glass, & walk in closet. The basement is fully finished with open family room, 4th bedroom & full bath. This unit also offers a single detached garage & fully fenced back yard. Just 4 blocks south and you will find yourself on the Bow River Pathway system offering a very prominent lifestyle not found in many other communities. Aggressively Priced and ready for immediate possession. First time home buyer GST rebate available to the buyer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346170
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:	1,367 sq. ft.
Main Level Finished Area:	659 sq. ft.

Upper Level Finished Area:	708 sq. ft.
Below Grade Finished Area:	468 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	Insurance, 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, Rough-In
Fireplaces:	1
Fireplace Details:	Electric, Living Room, See Remarks
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Door Opener, Insulated, Side By Side, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
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:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 14'4" × 14'2" ·
Main Floor	Dining Room · 12' × 9'9" ·
Main Floor	Kitchen With Eating Area · 11'9" × 9'8" ·
2nd Floor	Bedroom - Primary · 13'3" × 11'7" ·
2nd Floor	Walk-In Closet · 8'3" × 4'11" ·
2nd Floor	Laundry · 5'1" × 3'3" ·
2nd Floor	Bedroom · 9'1" × 8'8" ·
2nd Floor	Bedroom · 10'4" × 9'1" ·

Basement	Family Room · 14'5" × 14' ·
Basement	Bedroom · 10'2" × 10'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Rectangular Lot, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2236-44-street-nw-calgary-a2346170/

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

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