\$549,900 - 4023 44 Avenue Ne, Calgary

MLS® #A2192226

\$549,900

5 Bedroom, 2.00 Bathroom, 1,116 sqft Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming 1,116 sq. ft. bi-level home in the highly desirable community of Whitehorn, NE Calgary! Offering 3 bedrooms and a full bathroom on the main level, plus a 1-bedroom basement suite (illegal) with a full bathroom, this home presents a fantastic opportunity for first-time buyers, growing families, or investors looking for rental potential.

The main level features a bright and open layout, perfect for entertaining, with a spacious living area and a well-appointed kitchen. Over the years, the home has seen thoughtful updates, ensuring comfort and functionality. The fully developed basement suiteâ€"ideal for extended family or generating rental incomeâ€"boasts its own living space, kitchen, and private entrance.

Enjoy the single attached garage for added convenience, along with a massive backyard, offering plenty of space for outdoor activities, gardening, or future landscaping projects. Nestled in a prime location, this home is just minutes from schools, parks, shopping, transit, and the Whitehorn LRT station, making commuting a breeze.

Whether you're looking for a move-in-ready home or an income-generating investment, this Whitehorn gem has it all. Don't miss your chance—book your private viewing today!







Built in 1983

Essential Information

MLS® #	A2192226
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.11
Year Built	1983
Туре	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4023 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6G6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, Other
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Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 3rd, 2025
Days on Market	67
Zoning	R-CG

Listing Details

Listing Office eXp Realty

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