

\$349,900 - 4512 44 Avenue Ne, Calgary

MLS® #A2207573

\$349,900

2 Bedroom, 3.00 Bathroom, 840 sqft
Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

This half duplex is a perfect opportunity for Investors. This property is located in the desirable community of Whitethorn. This bungalow offers 3 bedrooms and 3 full baths. The home has a separate entrance leading to an illegal suite with a kitchen, dining and family room. Many amenities are nearby, such as the C-train, hospital, playground, shopping, schools, and parks. There is parking at the back.

Built in 1978

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2207573 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 840 |
| Acres | 0.06 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4512 44 Avenue Ne |
| Subdivision | Whitehorn |



| | |
|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 6A9 |

Amenities

| | |
|----------------|-------------------|
| Parking Spaces | 2 |
| Parking | Off Street, Stall |

Interior

| | |
|-------------------|-----------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, City Lot |
| Roof | Asphalt Shingle |
| Construction | Metal Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 1st, 2025 |
| Days on Market | 2 |
| Zoning | R-C2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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