

3920 44 Avenue NE
Calgary, Alberta

MLS # A2250890



\$450,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Outdoor shed

Fully renovated 2-storey duplex in the heart of Whitehorn. Perfect for a first-time home buyer, growing family, or investor. Upstairs offers 3 bedrooms and a 4-piece bathroom. The main floor features a bright living room with fireplace, half bath, and a stylish kitchen and dining area with patio doors opening to a large backyard—ideal for future garage or outdoor space. Finished with quartz countertops, stainless steel appliances, laminate flooring on the main, and carpet upstairs and down. The developed basement includes a bedroom, rec room, utility area, and laundry. Close to parks, schools, shopping, and transit. Just 15 minutes to Calgary International Airport and 20 minutes to downtown. Call your favourite realtor today!