

\$379,900 - 4502 44 Avenue Ne, Calgary

MLS® #A2232818

\$379,900

3 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

***OPEN HOUSE SUN June 22nd

2-4pm***First time home

buyer/Investor/retired? This home Checks so many boxes for a great investment!! No condo Fees!, separate entrance to the lower floor, RV parking! Schools and busses/LRT and shops a few steps away! This 3 bedroom, 2 full bath house is move in ready or do a few upgrades over time! The 2 bedroom, 1 bathroom upstairs is bright with loads of windows, no Carpet and open concept! The lower level features a fully finished basement with 1 large bedroom, large rec room and a 3 piece bathroom, The only item you may want to add is some carpet/vinyl plank. Furnace, Hot water tank are newer in the last few years, roof is about 10yrs old and in great shape. Enjoy 1680+ sqft on two floors, Loads of storage!

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232818 |
| Price | \$379,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 866 |
| Acres | 0.08 |
| Year Built | 1978 |
| Type | Residential |



| | |
|----------|------------------------|
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4502 44 Avenue Ne |
| Subdivision | Whitehorn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 3V7 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Open Floorplan |
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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