

\$459,999 - 4716a 44 Avenue Ne, Calgary

MLS® #A2228283

\$459,999

3 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully renovated half duplex, offering modern upgrades, a flexible layout, and an unbeatable location! Featuring 3 bedrooms and 2 full bathrooms, this home has been renovated top to bottom, making it completely move-in ready.

The bright and spacious main level offers an open-concept living and dining area with updated finishes throughout. The kitchen shines with 2024 appliances, modern cabinetry, and fresh new blinds. The lower level features a large rec room, a third bedroom, and a second full bathroom – offering huge potential .

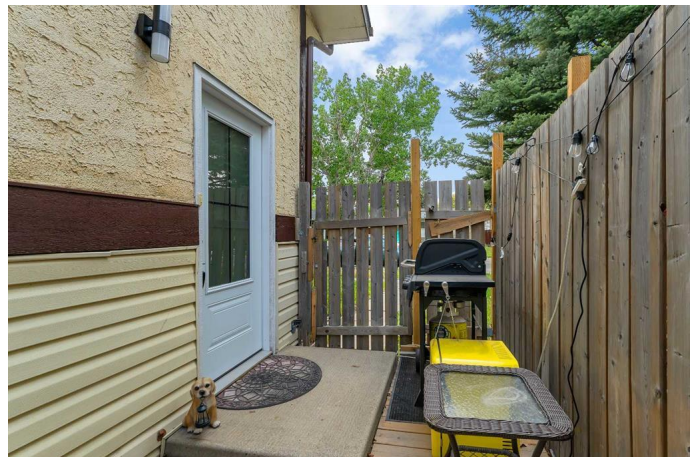
To the seller's best knowledge, the roof was replaced approximately 6–7 years ago, providing added peace of mind.

The low-maintenance backyard is already poured with concrete and ready for your future double garage, RV parking, or room for up to 4 vehicles – a rare feature in this price range! Located just minutes from Stoney Trail, and close to schools, parks, and playgrounds, this home offers exceptional value for families, first-time buyers, or future investors.

Don't miss your chance to own a move-in ready home with flexibility, functionality, and future upside!

Built in 1977

Essential Information



MLS® #	A2228283
Price	\$459,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4716a 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3P1

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	June 5th, 2025
-------------	----------------

Days on Market	20
----------------	----

Zoning	R-CG
--------	------

Listing Details

Listing Office	Prep Ultra
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.