

# \$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	5
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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