

\$569,900 - 4173 44 Avenue Ne, Calgary

MLS® #A2234174

\$569,900

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.15 Acres

Whitehorn, Calgary, Alberta

MAJOR PRICE REDUCTION!!! This is not your average listing â€” This massive deck comes with a renovated 4-bedroom home! The deck is so amazing, the renovated house is a bonus.

Step out from your brand new kitchen, complete with quartz countertops, stainless steel appliances, and an almost new Bosch dishwasher onto the huge deck. Itâ€™s above a 2-car attached garage so the deck has partial views of the Rocky Mountains. Inside, the house is a total gem â€” Vaulted ceilings, new bathrooms, newer carpets, and a newer furnace, and hot water tank, so youâ€™ll be cozy year-round. The primary bedroom is spacious. Plus, thereâ€™s a pocket door making the bath next to it a full ensuite bath. The other three bedrooms are equally impressive, with huge windows. Use one as a den or office. Located in a prime spot with parking for multiple vehicles, and just a short walk to schools, transit, and shopping, youâ€™ll love how convenient it is to live here. But really, the deckâ€™s the thing. Itâ€™s one of a kind. Trust me, decks like this donâ€™t come around every day. Call your agent today and snag the deck of your dreamsâ€” and, you know, the house too! ??



Built in 1982

Essential Information

MLS® #

A2234174

| | |
|----------------|---------------|
| Price | \$569,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,072 |
| Acres | 0.15 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 4173 44 Avenue Ne |
| Subdivision | Whitehorn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y5K4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | None |
| Lot Description | Corner Lot, Landscaped, Level |

| | |
|--------------|--------------------------|
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 62 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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