

# \$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 | 10              |
| Zoning         | R-CG            |

### Listing Details

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

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