# \$499,999 - 4023 44 Avenue Ne, Calgary

MLS® #A2192226

## \$499,999

5 Bedroom, 2.00 Bathroom, 1,116 sqft Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming 1,116 sq. ft. bi-level home in the highly desirable community of Whitehorn, NE Calgary! Offering 3 bedrooms and a full bathroom on the main level, plus a 1-bedroom basement suite (illegal) with a full bathroom, this home presents a fantastic opportunity for first-time buyers, growing families, or investors looking for rental potential.

The main level features a bright and open layout, perfect for entertaining, with a spacious living area and a well-appointed kitchen. Over the years, the home has seen thoughtful updates, ensuring comfort and functionality. The fully developed basement suiteâ€"ideal for extended family or generating rental incomeâ€"boasts its own living space, kitchen, and private entrance.

Enjoy the single attached garage for added convenience, along with a massive backyard, offering plenty of space for outdoor activities, gardening, or future landscaping projects.

Nestled in a prime location, this home is just minutes from schools, parks, shopping, transit, and the Whitehorn LRT station, making commuting a breeze.

Whether you're looking for a move-in-ready home or an income-generating investment, this Whitehorn gem has it all. Don't miss your chanceâ€"book your private viewing today!







## **Essential Information**

MLS® # A2192226 Price \$499,999

Bedrooms 5 Bathrooms 2.00

Full Baths 2

Square Footage 1,116
Acres 0.11
Year Built 1983

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 4023 44 Avenue Ne

Subdivision Whitehorn
City Calgary
County Calgary
Province Alberta
Postal Code T1Y6G6

#### **Amenities**

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

## Interior

Interior Features Vinyl Windows

Appliances Dryer, Electric Stove, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Balcony, Other

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed February 3rd, 2025

Days on Market 86

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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