

# \$440,000 - 3920 44 Avenue Ne, Calgary

MLS® #A2250890

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

\*Back on market due to a financing\* Fully renovated 2-storey duplex in the heart of Whitehorn. Perfect for a first-time home buyer, growing family, or investor. Upstairs offers 3 bedrooms and a 4-piece bathroom. The main floor features a bright living room with fireplace, half bath, and a stylish kitchen and dining area with patio doors opening to a large backyard—ideal for future garage or outdoor space.

Finished with quartz countertops, stainless steel appliances, laminate flooring on the main, and carpet upstairs and down. The developed basement includes a bedroom, rec room, utility area, and laundry.

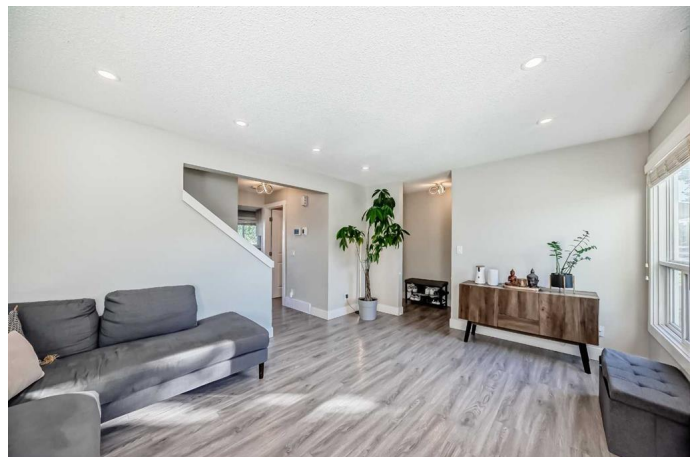
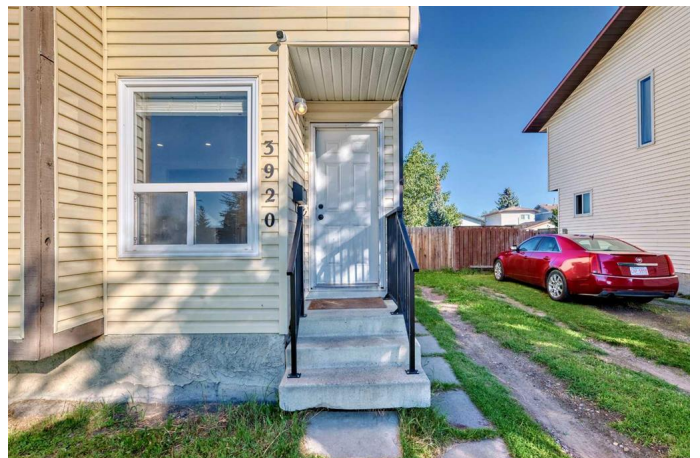
Close to parks, schools, shopping, and transit. Just 15 minutes to Calgary International Airport and 20 minutes to downtown.

Call your favourite realtor today!

Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250890  |
| Price          | \$440,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,152     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 1982                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3920 44 Avenue Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 5V8           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Walk-In Closet(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 62   |
| Zoning         | R-CG |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.