

\$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	8
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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