

# \$459,999 - 4716a 44 Avenue Ne, Calgary

MLS® #A2228283

**\$459,999**

3 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully renovated half duplex, offering modern upgrades, a flexible layout, and an unbeatable location! Featuring 3 bedrooms and 2 full bathrooms, this home has been renovated top to bottom, making it completely move-in ready.

The bright and spacious main level offers an open-concept living and dining area with updated finishes throughout. The kitchen shines with 2024 appliances, modern cabinetry, and fresh new blinds. The lower level features a large rec room, a third bedroom, and a second full bathroom â€” offering huge potential .

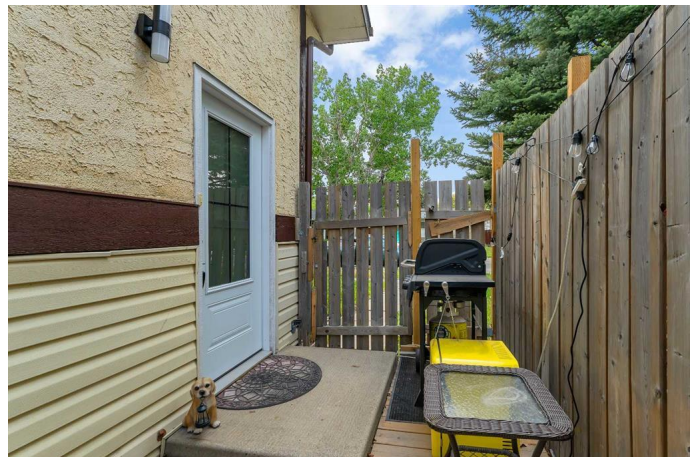
To the seller's best knowledge, the roof was replaced approximately 6â€“7 years ago, providing added peace of mind.

The low-maintenance backyard is already poured with concrete and ready for your future double garage, RV parking, or room for up to 4 vehicles â€” a rare feature in this price range! Located just minutes from Stoney Trail, and close to schools, parks, and playgrounds, this home offers exceptional value for families, first-time buyers, or future investors.

Donâ€™t miss your chance to own a move-in ready home with flexibility, functionality, and future upside!

Built in 1977

## Essential Information



MLS® #	A2228283
Price	\$459,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	4716a 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3P1

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 5th, 2025

Days on Market            21

Zoning                        R-CG

### **Listing Details**

Listing Office                Prep Ultra

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