

# \$419,900 - 4914 44 Avenue Ne, Calgary

MLS® #A2234432

**\$419,900**

3 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Renovated and Ready. This one owner home boasts comfort & confidence. Enjoy Central Air (2023), a High Efficiency Furnace, and Hot Water Tank (2018), newer shingles, decks, and storm door. Professionally renovated it has a new kitchen with Stainless Steel Appliances, a new 3 pc bathroom with large walk-in shower. New flooring and paint through out. The front entrance is vaulted with a transom window bringing nice style and light to the home. The living room/dining room combination is open and spacious. Main floor laundry is always good! The primary bedroom with large walk-in closet is generous in size. The lower level with large windows is bright and inviting. There is a large bedroom, a comfortable family room and a 3rd bedroom/den/flex area (non egress window), a full 4-pc bathroom, under stair storage, plus a large utility/storage room. This home offers great functionality. The yard is sizable, fenced and has been nicely maintained. The upper landing deck and large lower deck have been recently rebuilt. Rear parking provides ease of parking. Located in a mature community loaded with amenities and quick access to major cause ways you are sure to find this lovely home a perfect fit! Click the 3D Icon to take a virtual tour.

Built in 1977

## Essential Information



MLS® #	A2234432
Price	\$419,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	4914 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3P1

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market            4  
Zoning                      R-CG

**Listing Details**

Listing Office             RE/MAX First

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