

# \$439,999 - 4716a 44 Avenue Ne, Calgary

MLS® #A2228283

**\$439,999**

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 – offering huge potential .

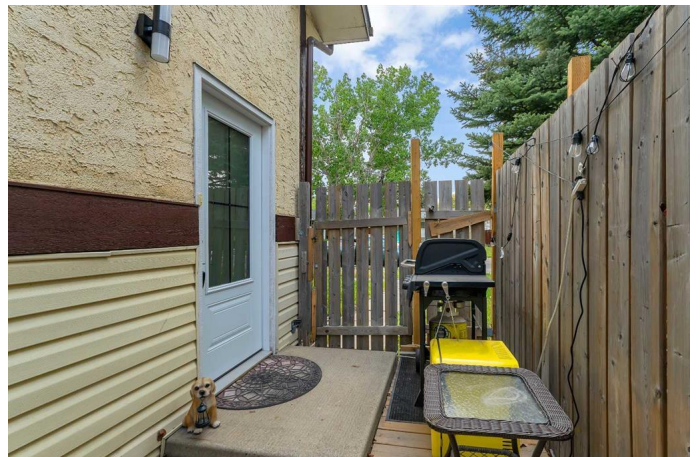
To the seller's best knowledge, the roof was replaced approximately 6–7 years ago, providing added peace of mind.

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 – 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.

Don'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          | \$439,999              |
| 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                44  
Zoning                              R-CG

**Listing Details**

Listing Office                    Prep Ultra

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