

\$499,900 - 3819 44 Avenue Ne, Calgary

MLS® #A2086335

\$499,900

3 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.10 Acres

Whitehorn, Calgary, Alberta

This sought after bungalow home is situated in a well established area/corner lot. It is within walking distance to many amenities, including transit, parks, schools, grocery stores and restaurants. This will make a great family home! The the main level has lots of natural light and a spacious living area well-designed kitchen with room for a dining area, a master bedroom and , 2 more bedrooms and a 4-piece bathroom. The lower level is finished with a large living area, an extra room -a size of a bedroom but it doesn't have a window. Generally you can cut for egress window that can make that room into a legal bedroom.. The back entrance works for access to have a suite in the basement, it is zoned RC-2 (two dwellings) so a suite may be possible here. A full bathroom and the mechanical room with lots of room for storage completes the basement . The backyard is a low maintenance area with grass and a double detached garage. This property is perfect for a first-time home buyer or investor.

Built in 1982

Essential Information

MLS® #	A2086335
Price	\$499,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,111
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3819 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5Z5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2023
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Date Sold	October 19th, 2023
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	FIRST PLACE REALTY
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