

\$569,000 - 4112 44 Avenue Ne, Calgary

MLS® #A2123315

\$569,000

5 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.10 Acres

Whitehorn, Calgary, Alberta

EXCELLENT LOCATION IN WHITEHORN (ON 44 AVE). THIS IS A FULLY RENOVATED AND EXTREMELY WELL-MAINTAINED BI-LEVEL HOME WITH 3 BEDROOMS UP AND 2 DOWN, SPACIOUS LIVING ROOM, DINNING AREA WITH SLIDING GLASS PATIO DOOR TO BALCONY FOR QUICK ACCESS TO BBQ, KITCHEN WITH STAINLESS STEEL APPLIANCES AND A COZY NOOK. BASEMENT FINISHED WITH 2 SPACIOUS BEDROOMS (ILLEGAL SUITE). LARGE LIVING ROOM AND WELL SIZED KITCHEN IN THE BASEMENT. LARGE WINDOWS BRING IN LOTS OF DAY LIGHT. LONG PAVED SIDE DRIVEWAY COULD ACCOMODATE UPTO 6 VEHICLES, LOTS OF ROOM TO BUILD GARAGE, HUGE COVERED DECK. UPGRADES: FLOOR REPLACEMENTS 2020, HOT WATER TANK 2021, FURNACE MOTOR 2020, ROOF 2021, WINDOWS/KITCHENS REPLACEMENT 2021. WALKING DISTANCE TO TWO ELEMENTARY SCHOOLS AND COMMUNITY CENTRE, TRANSIT BUS STOP FRONT OF THE HOUSE, WHITEHORN STATION WITHIN WALKING DISTANCE. GREAT LOCATION, GREAT VALUE AND GREAT PRICING. A TURNKEY HOUSE.

Built in 1983

Essential Information

MLS® #

A2123315



Price	\$569,000
Sold Price	\$564,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.10
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4112 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5Y1

Amenities

Parking Spaces	4
Parking	Additional Parking, Aggregate, Concrete Driveway, Front Drive, Off Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Oven, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Storage
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2024
Date Sold May 28th, 2024
Days on Market 41
Zoning RC-1
HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

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