

# \$645,000 - 4646 43 Street Ne, Calgary

MLS® #A2169340

**\$645,000**

5 Bedroom, 4.00 Bathroom, 2,260 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Stunning 6-Bedroom Home on a Corner Lot in Whitehorn!

Welcome to this beautifully maintained 2,500 sq. ft. above-ground detached home, located on a desirable corner lot in the heart of Whitehorn. Boasting 4 spacious bedrooms upstairs, 2 additional bedrooms in the fully developed 1,000+ sq. ft. basement, and 4 full bathrooms, this home offers ample space for large families or those who love to entertain.

The main floor features a bright, open-concept living and dining area with newer vinyl windows that flood the home with natural light. The kitchen offers plenty of counter space and flows seamlessly into the cozy family room—perfect for everyday living. This home boasts; New Roof (2021), New Furnace & Water Tank (2023), Newer Vinyl Windows for enhanced efficiency and style. The basement is fully developed, offering a separate living space with 2 bedrooms, a full bathroom, and plenty of storage—ideal for extended family or potential rental income. Step outside to the spacious backyard, perfect for summer BBQs or playtime. This home is located close to schools, parks, public transit, and all the amenities Whitehorn has to offer. Move-in ready or modernize to your liking, with major updates already done—this is the perfect family home! Don't miss out on this gem!



Built in 1986

## Essential Information

MLS® #	A2169340
Price	\$645,000
Sold Price	\$657,500
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,260
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

## Community Information

Address	4646 43 Street Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6J5

## Amenities

Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Built-In Electric Range, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony  
Lot Description        Back Lane, Corner Lot, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              September 28th, 2024  
Date Sold                October 6th, 2024  
Days on Market        8  
Zoning                    R-CG  
HOA Fees                0.00

**Listing Details**

Listing Office            CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.