

\$424,900 - 4716b 44 Avenue Ne, Calgary

MLS® #A2271346

\$424,900

3 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

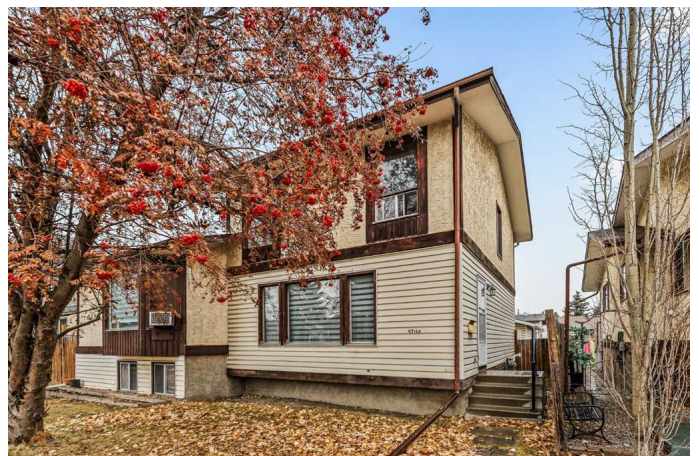
No Condo Fees Here! This 2-storey half-duplex is the perfect starter home or great value for a savvy investor. What sets this home apart is the double garage in the back. Not many semi-detached in this neighbourhood come with a full, insulated double garage. This home features a very bright main floor, with a spacious, South facing living room. Rounding out the main floor are a formal dining room, a conveniently located half bathroom and an updated kitchen that offers plenty of storage. Upstairs, you will find 3 spacious bedrooms and a 3-piece bathroom. The Primary bedroom is a good size, but make sure you take a look at how big that walk-in closet is. The basement awaits your finishing touch with many different ways to make this space your own. You'll also find a new furnace (2024) and new washer/dryer (2025). For those that take public transit, you can cut your commute time down significantly with the bus stop just outside your door. The neighbourhood is full of amenities including playgrounds, restaurants, schools and accessible public transit. Book your showing today!

Built in 1977

Essential Information

MLS® # A2271346

Price \$424,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,161
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	4716b 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3P1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Animal Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed November 20th, 2025

Zoning R-CG

Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.