

# \$499,900 - 3740 44 Avenue Ne, Calgary

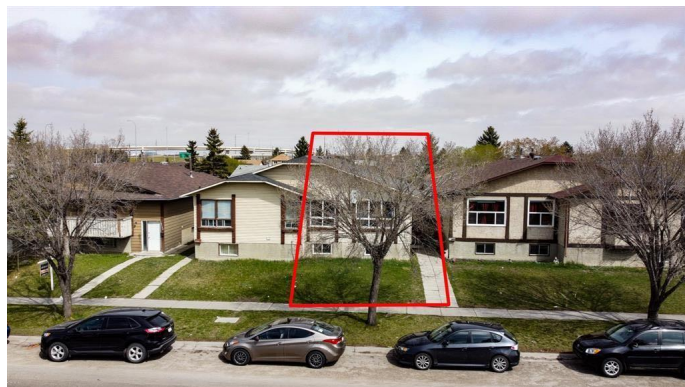
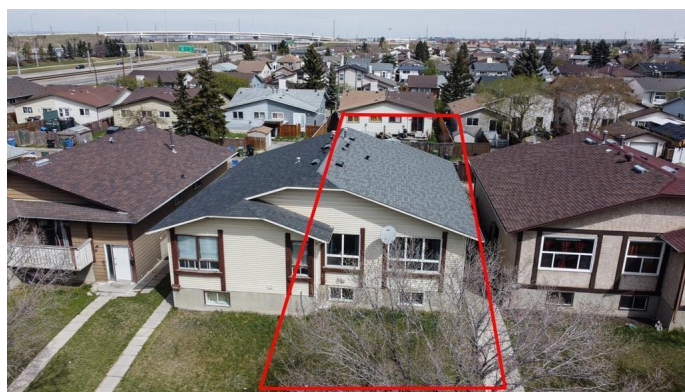
MLS® #A2207432

**\$499,900**

5 Bedroom, 2.00 Bathroom, 1,005 sqft  
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Semi Detached Great investment opportunity in the heart of the Whitehorn Community!!! Excellent opportunity for investors or for the first time home buyers!!! Live up and rent down. Bi-level half duplex with an illegal suite!!! The main floor boasts 3 bedrooms, a living room, kitchen with BRAND NEW CABINETS and QUARTS COUNTERTOPS and a full washroom. The basement with separate entrance has two bedrooms, living room, Kitchen and 1 full washroom. Outside you will find a well-sized fenced backyard. Perfectly situated just minutes away from the C-train station, grocery stores, and all the amenities the vibrant Sunridge area has to offer, this property is truly a hidden gem waiting to be discovered. An easy walk to Elementary, High School, shopping, Playgrounds and Day care. Upgrades include Upper kitchen cabinets and countertop (2025), New paint, Roof (2020), Window (2019), Furnace (2020).



Built in 1982

## Essential Information

MLS® #	A2207432
Price	\$499,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,005

Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	3740 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5V8

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office

URBAN-REALTY.ca

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.