

# \$549,900 - 4023 44 Avenue Ne, Calgary

MLS® #A2192226

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.11 Acres

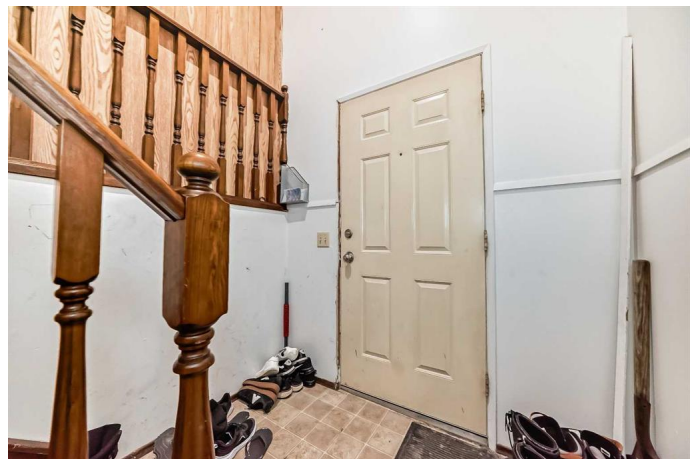
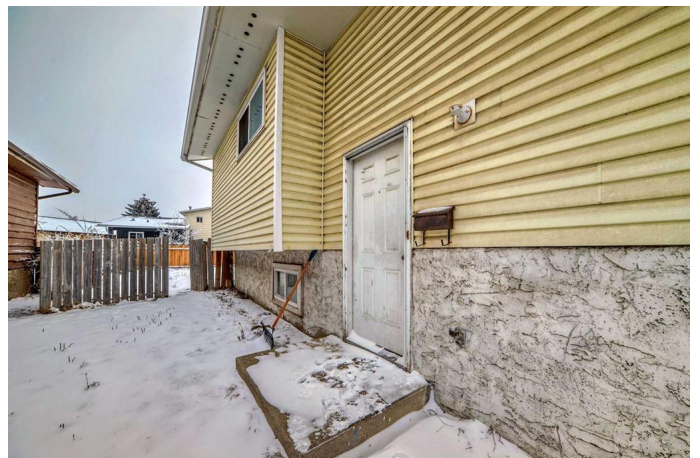
Whitehorn, Calgary, Alberta

Welcome to this charming 1,116 sq. ft. bi-level home in the highly desirable community of Whitehorn, NE Calgary! Offering 3 bedrooms and a full bathroom on the main level, plus a 1-bedroom basement suite (illegal) with a full bathroom, this home presents a fantastic opportunity for first-time buyers, growing families, or investors looking for rental potential.

The main level features a bright and open layout, perfect for entertaining, with a spacious living area and a well-appointed kitchen. Over the years, the home has seen thoughtful updates, ensuring comfort and functionality. The fully developed basement suite—ideal for extended family or generating rental income—boasts its own living space, kitchen, and private entrance.

Enjoy the single attached garage for added convenience, along with a massive backyard, offering plenty of space for outdoor activities, gardening, or future landscaping projects. Nestled in a prime location, this home is just minutes from schools, parks, shopping, transit, and the Whitehorn LRT station, making commuting a breeze.

Whether you're looking for a move-in-ready home or an income-generating investment, this Whitehorn gem has it all. Don't miss your chance—book your private viewing today!



Built in 1983

## Essential Information

MLS® #	A2192226
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4023 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6G6

## Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony, Other
-------------------	----------------

Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	64
Zoning	R-CG

### **Listing Details**

Listing Office	eXp 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.