

# \$349,900 - 4512 44 Avenue Ne, Calgary

MLS® #A2207573

**\$349,900**

2 Bedroom, 3.00 Bathroom, 840 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

This half duplex is a perfect opportunity for Investors. This property is located in the desirable community of Whitethorn. This bungalow offers 3 bedrooms and 3 full baths. The home has a separate entrance leading to an illegal suite with a kitchen, dining and family room. Many amenities are nearby, such as the C-train, hospital, playground, shopping, schools, and parks. There is parking at the back.

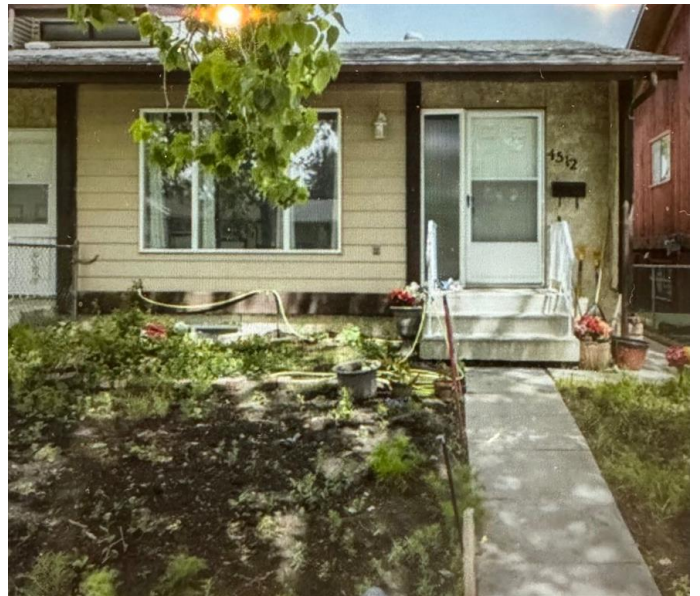
Built in 1978

## Essential Information

MLS® #	A2207573
Price	\$349,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	840
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	4512 44 Avenue Ne
Subdivision	Whitehorn



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6A9

### **Amenities**

Parking Spaces	2
Parking	Off Street, Stall

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	27
Zoning	R-C2

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

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.