

\$529,000 - 3711 44 Avenue Ne, Calgary

MLS® #A2206868

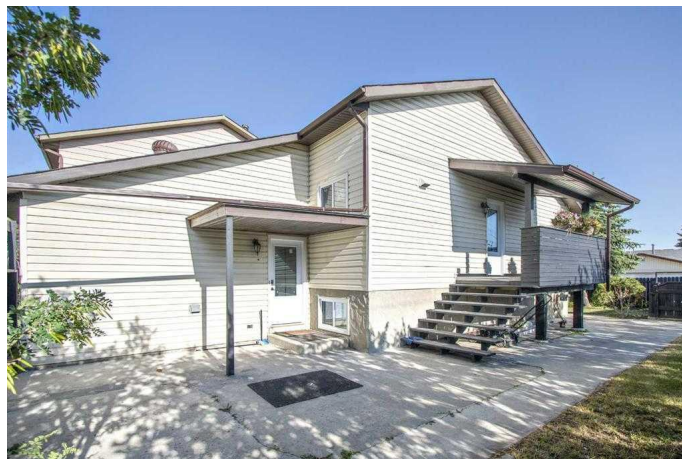
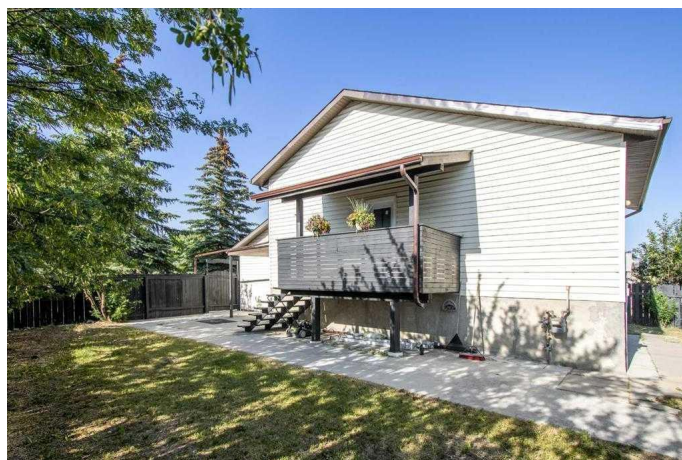
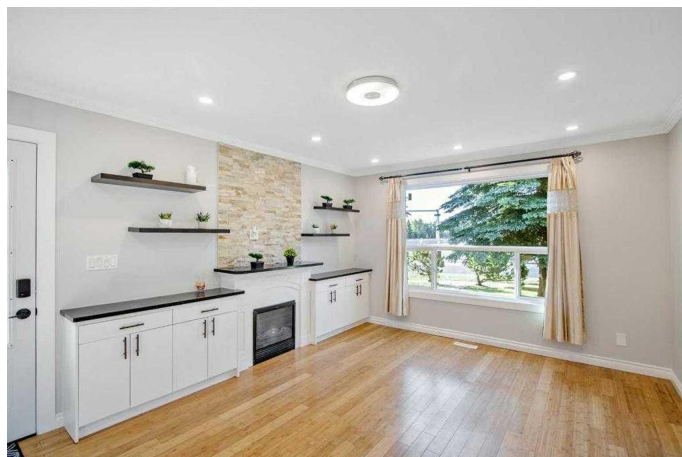
\$529,000

4 Bedroom, 3.00 Bathroom, 833 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

Welcome to this stunning home, situated on an oversized lot with R-CG Zoning and fully upgraded with modern finishes throughout. The brand-new kitchen features sleek designs and high-end appliances, while the new windows bring in abundant natural light and enhance energy efficiency. Stylish new flooring, updated baseboards and casings add a polished touch to the entire home. Custom built-in cabinets provide both elegance and functionality. This home offers four spacious bedrooms and an open-concept main floor where the bright and inviting living area flows seamlessly through patio doors to a large backyard, perfect for outdoor gatherings. The fully finished basement adds even more living space with a generous recreation area, two additional bedrooms, one with its own ensuite and a convenient 2-piece bathroom. A separate exterior entrance offers added flexibility and convenience. Ideally located close to schools, public transportation, shopping, and other amenities, this move-in-ready home is a rare find. Call today to book your private viewing!



Built in 1981

Essential Information

MLS® # A2206868

Price \$529,000

Bedrooms 4

| | |
|----------------|---------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 833 |
| Acres | 0.13 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3711 44 Avenue Ne |
| Subdivision | Whitehorn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y5Z2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Concrete Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 25 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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