

**4716B 44 Avenue NE  
Calgary, Alberta**

**MLS # A2279146**



# \$395,000

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** N/A

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!