

**3802 44 Avenue NE
Calgary, Alberta**

MLS # A2285542



\$415,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	996 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Refrigerator, Stove,

A bi-level attached duplex home in Whitehorn featuring 5 bedrooms (3 up, 2 down) and 2 full bathrooms. The home offers a bright main level and a fully finished illegal basement suite, ideal for extended family or revenue potential. Basement has separate entrance. Located within walking distance to the LRT, multiple schools, shopping, and playgrounds, this property is perfect for first-time buyers or investors looking for a solid income opportunity. The house needs some TLC to make it an excellent investment property. — don’t miss this excellent value.