

# \$499,999 - 4023 44 Avenue Ne, Calgary

MLS® #A2192226

**\$499,999**

5 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.11 Acres

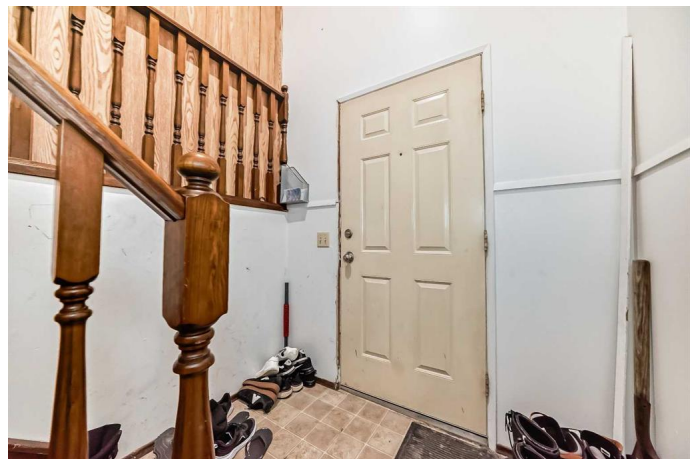
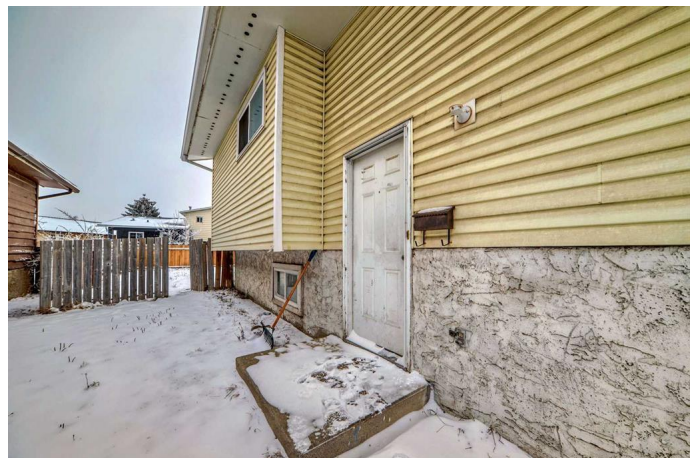
Whitehorn, Calgary, Alberta

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          | \$499,999   |
| 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 | 92                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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