

# \$395,900 - 3712 44 Avenue Ne, Calgary

MLS® #A2244409

**\$395,900**

3 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

\*Back on the market due to financing\* Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport â€”making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Donâ€™t miss this chance to add a solid income-generating property to your portfolio!

Built in 1982

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244409               |
| Price          | \$395,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 999                    |
| Acres          | 0.07                   |
| Year Built     | 1982                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3712 44 Avenue Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 5V8           |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage         |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 29               |
| Zoning         | R-CG             |

### Listing Details

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

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