

# \$459,999 - 4716a 44 Avenue Ne, Calgary

MLS® #A2228283

**\$459,999**

3 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully renovated half duplex, offering modern upgrades, a flexible layout, and an unbeatable location! Featuring 3 bedrooms and 2 full bathrooms, this home has been renovated top to bottom, making it completely move-in ready.

The bright and spacious main level offers an open-concept living and dining area with updated finishes throughout. The kitchen shines with 2024 appliances, modern cabinetry, and fresh new blinds. The lower level features a large rec room, a third bedroom, and a second full bathroom – offering huge potential .

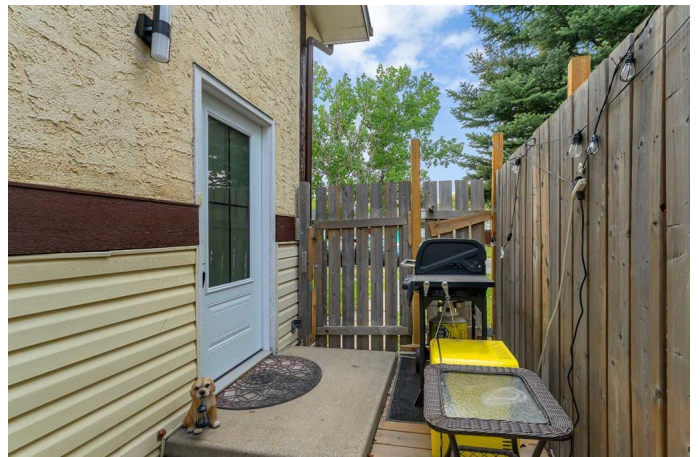
To the seller's best knowledge, the roof was replaced approximately 6–7 years ago, providing added peace of mind.

The low-maintenance backyard is already poured with concrete and ready for your future double garage, RV parking, or room for up to 4 vehicles – a rare feature in this price range! Located just minutes from Stoney Trail, and close to schools, parks, and playgrounds, this home offers exceptional value for families, first-time buyers, or future investors.

Don't miss your chance to own a move-in ready home with flexibility, functionality, and future upside!

Built in 1977

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2228283               |
| Price          | \$459,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 849                    |
| Acres          | 0.06                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 4716a 44 Avenue Ne |
| Subdivision | Whitehorn          |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 3P1            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Window Unit(s)                                                                                          |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Other                                         |
| Lot Description   | Back Lane                                     |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Vinyl Siding, Wood Frame, Wood Siding |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                12  
Zoning                              R-CG

**Listing Details**

Listing Office                    Prep Ultra

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.