

# \$349,900 - 4512 44 Avenue Ne, Calgary

MLS® #A2207573

## \$349,900

2 Bedroom, 3.00 Bathroom, 840 sqft  
Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

This half duplex is a perfect opportunity for Investors. This property is located in the desirable community of Whitethorn. This bungalow offers 3 bedrooms and 3 full baths. The home has a separate entrance leading to an illegal suite with a kitchen, dining and family room. Many amenities are nearby, such as the C-train, hospital, playground, shopping, schools, and parks. There is parking at the back.

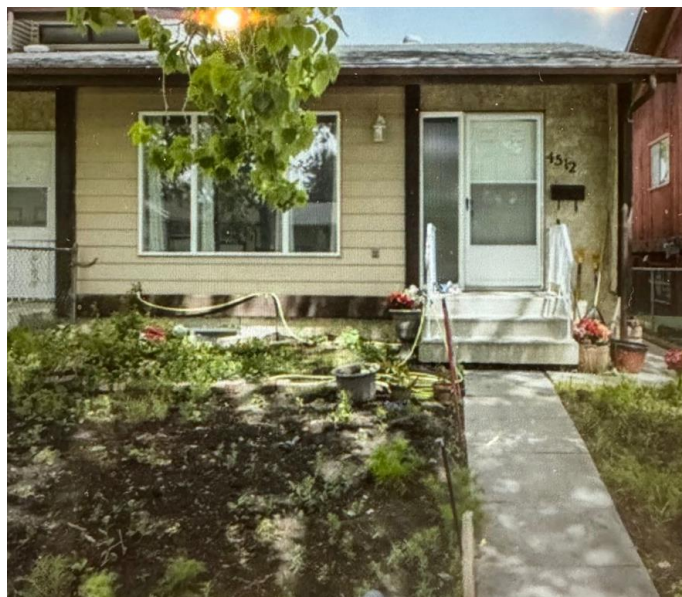
Built in 1978

### Essential Information

MLS® #	A2207573
Price	\$349,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	840
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4512 44 Avenue Ne
Subdivision	Whitehorn



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6A9

### **Amenities**

Parking Spaces	2
Parking	Off Street, Stall

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	R-C2

### **Listing Details**

Listing Office	CIR Realty
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