

**3744 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2199951**



**\$465,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage		

**Inclusions:** N/A

Discover the perfect blend of comfort and potential in this well-maintained 5-bedroom, 1-den, 2-bathroom bi-level home, nestled in the vibrant community of Whitehorn. Ideal for growing families or those needing extra space, this property offers both functionality and flexibility. Step inside to a bright and inviting living room, where large windows flood the space with natural light. The kitchen boasts ample storage and counter space, making meal prep effortless, while the adjacent dining area is perfect for family gatherings. The main level features three generously sized bedrooms, providing cozy retreats, along with a well-appointed full bathroom. The fully finished basement expands the home's versatility, offering two additional bedrooms and a second bathroom. Moreover, the den adds versatility, making it ideal for a home office, prayer room or hobby space. The finished basement making it a great option for extended family or guests seeking privacy. Outside, enjoy your morning coffee or evening get-togethers, overlooking a fully fenced backyard ideal for outdoor activities, gardening, or simply unwinding in a private setting. Conveniently located near schools, parks, shopping, and public transportation, this home offers the perfect balance of suburban tranquility and urban accessibility. Whether you're a first-time buyer or looking for extra space for family, its a fantastic opportunity to settle in one of Calgary's sought-after neighborhoods. Don't miss the opportunity to make this wonderful home yours. Schedule your private showing with your favourite Realtor today!