

4726 44 Avenue NE
Calgary, Alberta

MLS # A2333142



\$400,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,122 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA		
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Welcome to 4724 44 Avenue NE, a well-loved 4-bedroom, 1.5-bath half-duplex offering 1,121 sq ft of comfortable living space in Whitehorn. If you're looking for a home with room to grow, a private yard and a double garage without the price tag of a detached home, this one is worth a look. The functional kitchen features generous cabinetry, an L-shaped layout and plenty of counter space, flowing into the dining area for easy everyday living and entertaining. Four bedrooms provide plenty of flexibility for a growing family, guests or a home office. Enjoy summer evenings on the deck overlooking the private backyard, with garden space for those with a green thumb. The double detached garage offers secure parking, winter protection and additional storage or workspace. The location is hard to beat, with a bus stop steps away, Whitehorn Plaza, schools, parks and playgrounds nearby, plus easy access to the Whitehorn CTrain station, 36th Street, McKnight Boulevard and Stoney Trail. A great opportunity for first-time buyers or growing families looking for space, a yard and a garage at an attainable price. Book your private showing today!