

# \$529,000 - 3711 44 Avenue Ne, Calgary

MLS® #A2206868

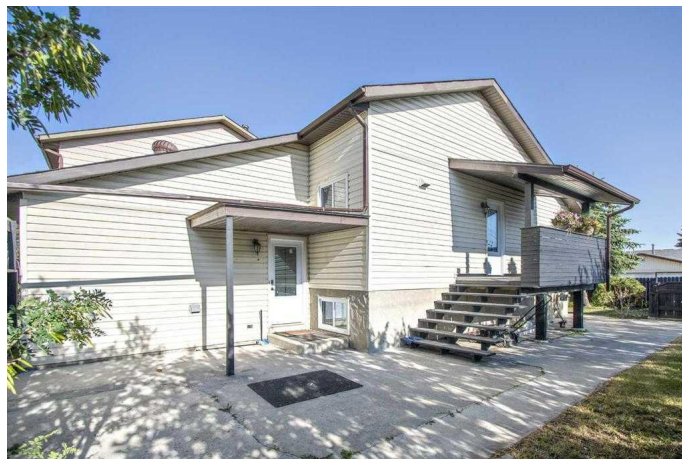
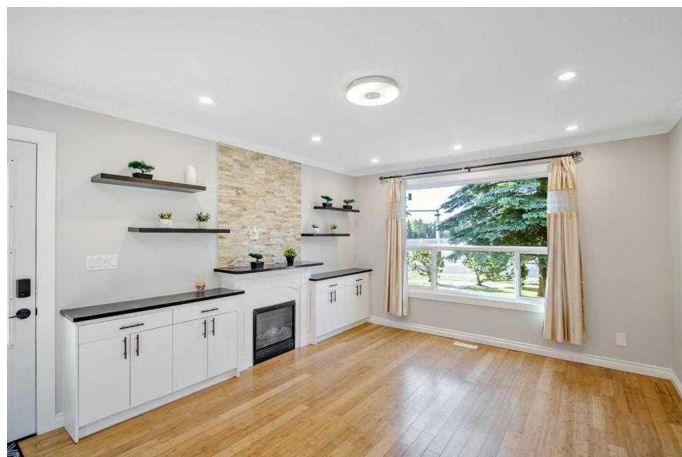
**\$529,000**

4 Bedroom, 3.00 Bathroom, 833 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

Welcome to this stunning home, situated on an oversized lot with R-CG Zoning and fully upgraded with modern finishes throughout. The brand-new kitchen features sleek designs and high-end appliances, while the new windows bring in abundant natural light and enhance energy efficiency. Stylish new flooring, updated baseboards and casings add a polished touch to the entire home. Custom built-in cabinets provide both elegance and functionality. This home offers four spacious bedrooms and an open-concept main floor where the bright and inviting living area flows seamlessly through patio doors to a large backyard, perfect for outdoor gatherings. The fully finished basement adds even more living space with a generous recreation area, two additional bedrooms, one with its own ensuite and a convenient 2-piece bathroom. A separate exterior entrance offers added flexibility and convenience. Ideally located close to schools, public transportation, shopping, and other amenities, this move-in-ready home is a rare find. Call today to book your private viewing!



Built in 1981

## Essential Information

MLS® # A2206868

Price \$529,000

Bedrooms 4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	833
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	3711 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5Z2

### Amenities

Parking Spaces	2
Parking	Alley Access, Concrete Driveway, Parking Pad

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 7th, 2025
Days on Market	85
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.