

# \$599,000 - 5211 44 Avenue Ne, Calgary

MLS® #A2229890

**\$599,000**

6 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Turn-Key Whitehorn Bungalow | Double  
Garage | Basement Suite | Private Gazebo |  
Prime Location | Brand New Windows

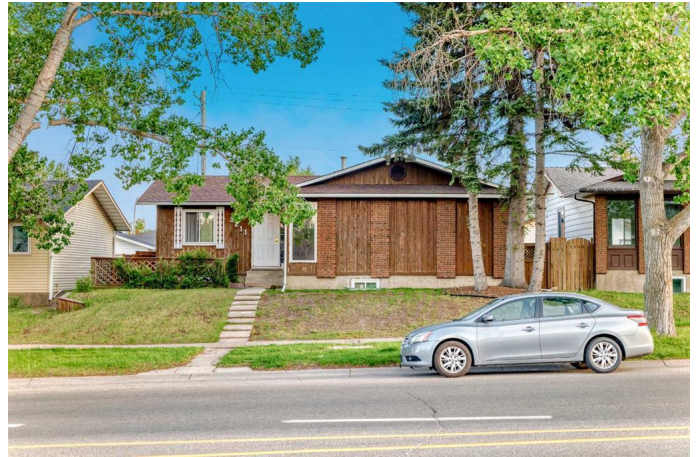
Welcome to this beautifully maintained,  
move-in-ready bungalow offering 1,227+ sq.ft.  
above grade and 2,173.8 sq.ft. of total living  
space â€” perfectly designed for growing  
families, multi-generational living, or savvy  
investors!

From the moment you arrive, youâ€™™ll  
appreciate the smart layout and versatility this  
home offers. Step into the bright and inviting  
main floor, filled with natural light from  
brand-new windows, and featuring a flexible  
front den that easily serves as a home office or  
additional bedroom.

The modern kitchen is a true highlight,  
showcasing up-to-ceiling cabinetry for  
maximum storage, stainless steel appliances,  
a cozy breakfast nook, and a functional  
breakfast bar â€” perfect for everything from  
morning coffee to entertaining guests.

The spacious primary bedroom offers the  
privacy of its own 3-piece ensuite, while two  
additional bedrooms and another full bathroom  
provide ample space for the whole family.

Head downstairs to discover a fully finished  
(illegal) basement suite with a separate  
entrance and enclosed kitchen space â€” ideal



for rental income, extended family, or home-based business opportunities.

Step outside to your private backyard oasis featuring a charming gazebo – perfect for summer entertaining, outdoor dining, or simply relaxing in your own tranquil retreat. The property also features a double detached garage and plenty of additional parking.

Location is truly unbeatable: Situated right off 44 Avenue & 52 Street NE, you’re mere minutes from schools, parks, shopping, public transit, and major roadways – plus you're within walking distance to 6 restaurants, offering convenience for your fast-paced modern lifestyle.

Don’t miss your chance to own this exceptional income-generating home in Calgary’s vibrant Whitehorn community. Schedule your private showing today and make this versatile property yours!

Built in 1976

**Essential Information**

MLS® #	A2229890
Price	\$599,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5211 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Z9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Electric, Fireplace(s), Forced Air, Natural Gas, Combination
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete 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.