



## 4712 44 Avenue Calgary Alberta

\$440,000

Are you looking for a beautiful and affordable home or an investment property? Look no further. This four bdrm home is located in the well soughed after neighborhood of Whitethorn, which is conveniently located near all amenities, public transportation, an elementary school and shopping centers. Recent updates to the home include laminate flooring on the main floor and roof shingles that are just about 6 years old. The upstairs carpet was done just this summer. The three bedrooms upstairs are fairly good size and the forth one is in the basement illegal suite complete with a second kitchen and 4 pc bathroom. The basement can be used as a mortgage helper. Please contact your favorite realtor to book your private viewing. (id:6769)

Primary Bedroom 13.92 Ft x 9.92 Ft

4pc Bathroom Measurements not available

Bedroom 12.58 Ft x 9.25 Ft

Bedroom 10.25 Ft x 8.50 Ft

Bedroom 13.17 Ft x 9.08 Ft

2pc Bathroom Measurements not available

Kitchen 11.58 Ft x 10.58 Ft

Dining room 10.25 Ft x 9.75 Ft

Living room 16.17 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

**RE/MAX**  
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