



## 4716 44 Avenue Calgary Alberta

\$459,999

Welcome to this beautifully renovated half duplex, offering modern upgrades, a flexible layout, and an unbeatable location! Featuring 3 bedrooms and 2 full bathrooms, this home has been renovated top to bottom, making it completely move-in ready. The bright and spacious main level offers an open-concept living and dining area with updated finishes throughout. The kitchen shines with 2024 appliances, modern cabinetry, and fresh new blinds. The lower level features a large rec room, a third bedroom, and a second full bathroom -- offering huge potential. To the seller's best knowledge, the roof was replaced approximately 6-7 years ago, providing added peace of mind. The low-maintenance backyard is already poured with concrete and ready for your future double garage, RV parking, or room for up to 4 vehicles -- a rare feature in this price range! Located just minutes from Stoney Trail, and close to schools, parks, and playgrounds, this home offers exceptional value for families, first-time buyers, or future investors. Don't miss your chance to own a move-in ready home with flexibility, functionality, and future upside! (id:6769)

Bedroom 15.83 Ft x 9.33 Ft

3pc Bathroom 5.50 Ft x 6.92 Ft

Recreational, Games room 16.33 Ft x 17.17 Ft

Furnace 9.17 Ft x 11.17 Ft

Bedroom 8.92 Ft x 12.00 Ft

Bedroom 9.92 Ft x 12.00 Ft

4pc Bathroom 5.50 Ft x 8.08 Ft

Dining room 17.25 Ft x 10.75 Ft

Kitchen 9.92 Ft x 8.50 Ft

Living room 10.58 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:  
Prep Ultra

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net