



3716 44 Avenue Calgary Alberta

\$395,900

Back on the market due to financing Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport --making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Don't miss this chance to add a solid income-generating property to your portfolio! (id:6769)

Furnace 19.17 Ft x 47.17 Ft

Hall 3.42 Ft x 2.58 Ft

Living room 11.67 Ft x 15.50 Ft

Dining room 10.00 Ft x 10.75 Ft

Kitchen 9.17 Ft x 10.17 Ft

Primary Bedroom 9.67 Ft x 12.92 Ft

Bedroom 9.17 Ft x 12.75 Ft

Bedroom 8.83 Ft x 9.58 Ft

Other 7.25 Ft x 4.08 Ft

Hall 4.67 Ft x 14.42 Ft

Hall 5.25 Ft x 4.50 Ft

4pc Bathroom 6.83 Ft x 7.42 Ft

Listing Presented By:



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