



3920 44 Avenue Calgary Alberta

\$450,000

Fully renovated 2-storey duplex in the heart of Whitehorn. Perfect for a first-time home buyer, growing family, or investor. Upstairs offers 3 bedrooms and a 4-piece bathroom. The main floor features a bright living room with fireplace, half bath, and a stylish kitchen and dining area with patio doors opening to a large backyard-- ideal for future garage or outdoor space. Finished with quartz countertops, stainless steel appliances, laminate flooring on the main, and carpet upstairs and down. The developed basement includes a bedroom, rec room, utility area, and laundry. Close to parks, schools, shopping, and transit. Just 15 minutes to Calgary International Airport and 20 minutes to downtown. Call your favourite realtor today! (id:6769)

4pc Bathroom 5.00 Ft x 8.83 Ft

Primary Bedroom 13.33 Ft x 9.42 Ft

Other 5.25 Ft x 7.42 Ft

Bedroom 8.50 Ft x 9.75 Ft

Bedroom 10.08 Ft x 9.75 Ft

Other 10.25 Ft x 7.00 Ft

Laundry room 3.08 Ft x 5.83 Ft

Family room 14.50 Ft x 10.83 Ft

Bedroom 12.25 Ft x 7.58 Ft

Other 3.58 Ft x 7.83 Ft

Living room 15.00 Ft x 11.75 Ft

2pc Bathroom 6.58 Ft x 4.50 Ft

Kitchen 10.58 Ft x 9.50 Ft

Dining room 8.33 Ft x 9.50 Ft

Listing Presented By:



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eXp Realty



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