



## 4502 44 Avenue Calgary Alberta

\$379,900

\*\*\*OPEN HOUSE SUN June 22nd 2-4pm\*\*\*First time home buyer/Investor/retired? This home Checks so many boxes for a great investment!! No condo Fees!, separate entrance to the lower floor, RV parking! Schools and busses/LRT and shops a few steps away! This 3 bedroom, 2 full bath house is move in ready or do a few upgrades over time! The 2 bedroom, 1 bathroom upstairs is bright with loads of windows, no Carpet and open concept! The lower level features a fully finished basement with 1 large bedroom, large rec room and a 3 piece bathroom, The only item you may want to add is some carpet/vinyl plank. Furnace, Hot water tank are newer in the last few years, roof is about 10yrs old and in great shape. Enjoy 1680+ sqft on two floors, Loads of storage! (id:6769)

3pc Bathroom 6.67 Ft x 5.00 Ft

Bedroom 19.08 Ft x 12.00 Ft

Recreational, Games room 19.25 Ft x 12.42 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Bedroom 8.75 Ft x 12.58 Ft

Dining room 11.17 Ft x 9.58 Ft

Kitchen 9.00 Ft x 11.83 Ft

Living room 15.08 Ft x 8.67 Ft

Primary Bedroom 11.00 Ft x 12.58 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)