



# 4056 44 Avenue Calgary Alberta

\$530,000

Welcome to this freshly painted and well-cared-for bungalow in the convenient community of Whitehorn, offering a perfect blend of comfort, updates, and outdoor space. Located just minutes from schools, parks, shopping, and the C-Train, this home is ideal for families or investors. The main floor features newer windows, bamboo flooring, and a bright, open living room that flows into a kitchen with tile flooring, white cabinets, and a classic tile backsplash. From the dining area, step out to a durable composite deck--built to last--and a massive backyard perfect for entertaining, pets, or kids. You'll find three spacious bedrooms, including a primary with its own 2-piece ensuite, plus a full 4-piece bathroom. A separate side entrance leads to the developed basement with a large rec room, fourth bedroom, half bath, and a spacious laundry/mechanical/storage area--offering flexibility and future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality.) Outside, the fully fenced yard includes two storage sheds, with the larger shed being newer and ideal for bikes, equipment, or even a motorcycle. There's also RV access, a rear parking pad with alley access, and plenty of space for a future garage. Don't miss out on this updated gem in a family-friendly neighborhood--book your showing today! (id:6769)

Bedroom 14.17 Ft x 14.08 Ft  
2pc Bathroom 5.50 Ft x 4.08 Ft  
Family room 16.25 Ft x 12.75 Ft  
Living room 16.42 Ft x 11.42 Ft  
Kitchen 11.67 Ft x 9.08 Ft  
Dining room 11.92 Ft x 8.42 Ft

Bedroom 14.42 Ft x 10.75 Ft  
2pc Bathroom 5.92 Ft x 2.42 Ft  
Bedroom 10.67 Ft x 7.92 Ft  
Bedroom 10.75 Ft x 6.92 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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