



## 4311 44 Avenue Calgary Alberta

\$615,000

Welcome to this Charming Bungalow with a fully developed illegal basement suite with separate entrance and double detached garage with paved back alley in family friendly community of Whitehorn. Total of 5 bedrooms and 3 bathrooms. The main level offers bright and spacious 3 bedrooms, 2 bathrooms, living area, dining area, kitchen and laundry area. The basement has illegal suite with separate entrance, separate laundry with 2 bedrooms, 4 pcs bathroom, large family area, dining area and kitchen. This bungalow is well maintained and move-in ready. This home is conveniently located just steps away to elementary and junior high schools, all amenities, and convenience store. Easy to rent, easy access to major roadways, bus routes and Whitehorn LRT. Don't miss out on this great opportunity to own this charming property in well sought Whitehorn community. Call your realtor and come check it out. (id:6769)

Bedroom 5.00 M x 2.41 M

Bedroom 3.86 M x 3.63 M

4pc Bathroom 3.89 M x 1.68 M

Kitchen 3.86 M x 3.10 M

Family room 5.54 M x 3.86 M

Furnace 4.01 M x 3.51 M

Primary Bedroom 4.06 M x 3.23 M

Bedroom 3.02 M x 2.64 M

Bedroom 3.33 M x 2.72 M

3pc Bathroom 1.63 M x 1.50 M

3pc Bathroom 2.18 M x 1.50 M

Kitchen 4.01 M x 3.81 M

Dining room 2.59 M x 2.06 M

Living room 5.89 M x 3.51 M

Laundry room .89 M x .89 M

Listing Presented By:



Originally Listed by:  
Five Star Realty

**RE/MAX Realty Professionals**

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