

# \$529,000 - 3711 44 Avenue Ne, Calgary

MLS® #A2206868

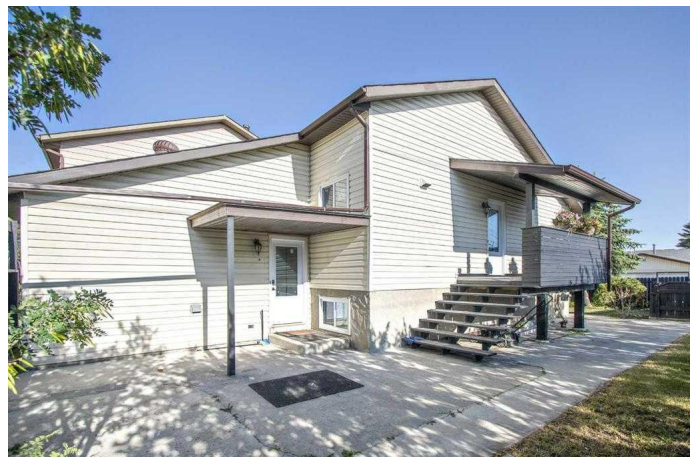
**\$529,000**

4 Bedroom, 3.00 Bathroom, 833 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

Welcome to this stunning home, situated on an oversized lot with R-CG Zoning and fully upgraded with modern finishes throughout. The brand-new kitchen features sleek designs and high-end appliances, while the new windows bring in abundant natural light and enhance energy efficiency. Stylish new flooring, updated baseboards and casings add a polished touch to the entire home. Custom built-in cabinets provide both elegance and functionality. This home offers four spacious bedrooms and an open-concept main floor where the bright and inviting living area flows seamlessly through patio doors to a large backyard, perfect for outdoor gatherings. The fully finished basement adds even more living space with a generous recreation area, two additional bedrooms, one with its own ensuite and a convenient 2-piece bathroom. A separate exterior entrance offers added flexibility and convenience. Ideally located close to schools, public transportation, shopping, and other amenities, this move-in-ready home is a rare find. Call today to book your private viewing!



Built in 1981

## Essential Information

MLS® # A2206868

Price \$529,000

Bedrooms 4

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 833           |
| Acres          | 0.13          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3711 44 Avenue Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y5Z2            |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Alley Access, Concrete Driveway, Parking Pad |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer                               |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding, Wood Frame                     |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 70              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.