

# \$395,900 - 3712 44 Avenue Ne, Calgary

MLS® #A2244409

**\$395,900**

3 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

\*Back on the market due to financing\* Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport â€”making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Donâ€™t miss this chance to add a solid income-generating property to your portfolio!

Built in 1982

## Essential Information

MLS® #	A2244409
Price	\$395,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	999
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level



Status	Active
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## Community Information

Address	3712 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5V8

## Amenities

Parking Spaces	1
Parking	Parking Pad

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 3rd, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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