\$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

R-CG

70

Listing Details

Zoning

Listing Office Century 21 Bravo Realty

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