

\$549,900 - 4056 44 Avenue Ne, Calgary

MLS® #A2215460

\$549,900

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

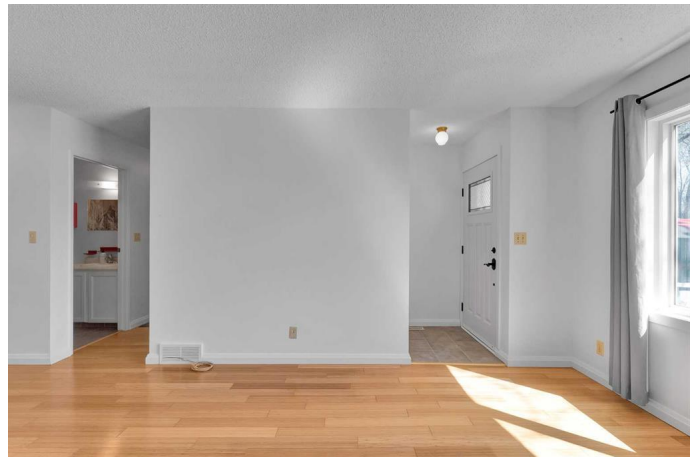
Welcome to this freshly painted and well-cared-for bungalow in the convenient community of Whitehorn, offering a perfect blend of comfort, updates, and outdoor space. Located just minutes from schools, parks, shopping, and the C-Train, this home is ideal for families or investors.

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.

Donâ€™t miss out on this updated gem in a family-friendly neighborhoodâ€”book your showing today!

Built in 1981

Essential Information

MLS® #	A2215460
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,145
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4056 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5X9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame, Asphalt
Foundation	Poured Concrete, Combination, Wood

Additional Information

Date Listed	April 30th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	2% Realty
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