



GRASSROOTS
REALTY GROUP

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5211 44 Avenue NE
Calgary, Alberta

MLS # A2229890



\$599,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Driveway, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Gazebo, Private, Re		

Heating:	Combination, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Turn-Key Whitehorn Bungalow | Double Garage | Basement Suite | Private Gazebo | Prime Location Near 44 Ave & 52 St NE Welcome to this beautifully maintained, move-in-ready bungalow offering 1,227+ sq.ft. above grade and 2,173.8 sq.ft. of total living space — perfectly designed for growing families, multi-generational living, or savvy investors! From the moment you arrive, you'll appreciate the smart layout and versatility this home offers. Step into the bright and inviting main floor, filled with natural light from brand-new windows, and featuring a flexible front den that easily serves as a home office or additional bedroom. The modern kitchen is a true highlight, showcasing up-to-ceiling cabinetry for maximum storage, stainless steel appliances, a cozy breakfast nook, and a functional breakfast bar — perfect for everything from morning coffee to entertaining guests. The spacious primary bedroom offers the privacy of its own 3-piece ensuite, while two additional bedrooms and another full bathroom provide ample space for the whole family. Head downstairs to discover a fully finished (illegal) basement suite with a separate entrance and enclosed kitchen space — ideal for rental income, extended family, or home-based business opportunities. Step outside to your private backyard oasis featuring a charming gazebo — perfect for summer entertaining, outdoor dining, or simply relaxing in your own tranquil retreat. The property also features a double detached garage and plenty of additional parking. Location is truly unbeatable: Situated right off 44 Avenue & 52 Street NE, you're mere minutes from schools, parks, shopping, public transit, and major roadways — plus you're within walking distance to 6 restaurants, offering convenience for your fast-paced modern lifestyle. Don't miss your chance to own this

exceptional income-generating home in Calgary’s vibrant Whitehorn community. Schedule your private showing today and make this versatile property yours!