



GRASSROOTS
REALTY GROUP

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4914 44 Avenue NE
Calgary, Alberta

MLS # A2234432



\$419,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	770 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

Renovated and Ready. This one owner home boasts comfort & confidence. Enjoy Central Air (2023), a High Efficiency Furnace, and Hot Water Tank (2018), newer shingles, decks, and storm door. Professionally renovated it has a new kitchen with Stainless Steel Appliances, a new 3 pc bathroom with large walk-in shower. New flooring and paint through out. The front entrance is vaulted with a transom window bringing nice style and light to the home. The living room/dining room combination is open and spacious. Main floor laundry is always good! The primary bedroom with large walk-in closet is generous in size. The lower level with large windows is bright and inviting. There is a large bedroom, a comfortable family room and a 3rd bedroom/den/flex area (non egress window), a full 4-pc bathroom, under stair storage, plus a large utility/storage room. This home offers great functionality. The yard is sizable, fenced and has been nicely maintained. The upper landing deck and large lower deck have been recently rebuilt. Rear parking provides ease of parking. Located in a mature community loaded with amenities and quick access to major cause ways you are sure to find this lovely home a perfect fit! Click the 3D Icon to take a virtual tour.