



GRASSROOTS
REALTY GROUP

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3712 44 Avenue NE
Calgary, Alberta

MLS # A2244409



\$395,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	999 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

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 —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. Don't miss this chance to add a solid income-generating property to your portfolio!