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3716 44 Avenue NE Calgary, Alberta

MLS # A2244412



\$389,900

Division:	Whitehorn				
Type:	Residential/Duplex				
Style:	Attached-Side by Side, Bi-Level				
Size:	1,015 sq.ft.	Age:	1982 (43 yrs old)		
Beds:	3	Baths:	1		
Garage:	Parking Pad				
Lot Size:	0.07 Acre				
Lot Feat:	Back Lane, Back Yard, Rectangular Lot				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	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

Back on the market due to financing 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!