



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3920 44 Avenue NE
Calgary, Alberta

MLS # A2250890



\$440,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: Outdoor shed

Back on market due to a financing Fully renovated 2-storey duplex in the heart of Whitehorn. Perfect for a first-time home buyer, growing family, or investor. Upstairs offers 3 bedrooms and a 4-piece bathroom. The main floor features a bright living room with fireplace, half bath, and a stylish kitchen and dining area with patio doors opening to a large backyard—ideal for future garage or outdoor space. Finished with quartz countertops, stainless steel appliances, laminate flooring on the main, and carpet upstairs and down. The developed basement includes a bedroom, rec room, utility area, and laundry. Close to parks, schools, shopping, and transit. Just 15 minutes to Calgary International Airport and 20 minutes to downtown. Call your favourite realtor today!