



GRASSROOTS
REALTY GROUP

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4173 44 Avenue NE
Calgary, Alberta

MLS # A2270100



\$549,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,074 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: n/a

****OPEN HOUSE Sat Nov 15,th 2-3pm****Totally upgraded and move-in ready! This bright 4-bedroom, 2-bath home has been lovingly maintained by the same family for 28 years. Recent renos include a brand-new kitchen, updated bathrooms, and new flooring. Major updates—windows, roof, furnace, and hot water tank—done within the last 10 years. Enjoy the open, airy layout and the massive west-facing deck above the oversized double garage, plus a sunny south backyard with a large storage shed. Situated on a prime RC-G corner lot, offering excellent investment and future development potential. Plenty of parking, including RV space—ideal for a home-based business. Walk to schools, shopping, and transit, with the LRT and major roads nearby. Cozy up this Christmas by the wood-burning fireplace and make this beautifully upgraded home yours!