



4056 44 Avenue NE
Calgary, Alberta

MLS # A2285903



\$530,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,145 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome to this freshly painted and well-cared-for bungalow in the convenient community of Whitehorn, offering a perfect blend of comfort, updates, and outdoor space. Located just minutes from schools, parks, shopping, and the C-Train, this home is ideal for families or investors. The main floor features newer windows, bamboo flooring, and a bright, open living room that flows into a kitchen with tile flooring, white cabinets, and a classic tile backsplash. From the dining area, step out to a durable composite deck—built to last—and a massive backyard perfect for entertaining, pets, or kids. You’ll find three spacious bedrooms, including a primary with its own 2-piece ensuite, plus a full 4-piece bathroom. A separate side entrance leads to the developed basement with a large rec room, fourth bedroom, half bath, and a spacious laundry/mechanical/storage area—offering flexibility and future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality.) Outside, the fully fenced yard includes two storage sheds, with the larger shed being newer and ideal for bikes, equipment, or even a motorcycle. There's also RV access, a rear parking pad with alley access, and plenty of space for a future garage. Don’t miss out on this updated gem in a family-friendly neighborhood—book your showing today!