



3920 44 Avenue NE
Calgary, Alberta

MLS # A2302878



\$439,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,152 sq.ft.	Age:	1982 (44 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:	Ceramic Tile, Laminate, Vinyl Plank	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

Location, Location! Fully renovated two-storey duplex ideally located in the heart of Whitehorn. This property is perfect for first-time home buyers, growing families, or investors seeking a move-in-ready opportunity. The upper level features three spacious bedrooms and a well-appointed four-piece bathroom. The main floor offers a bright and inviting living room with a fireplace, a convenient two-piece powder room, and a modern kitchen with adjoining dining area. Patio doors provide direct access to a large backyard—ideal for outdoor living or the future development of a garage. Upgrades throughout the home include quartz countertops, stainless steel appliances, durable laminate flooring on the main levels, and vinyl plank flooring in the fully developed basement. The lower level adds valuable living space with an additional bedroom, recreation room, utility area, and laundry. Recent improvements include a new furnace, upgraded PEX plumbing throughout, a new dishwasher, and new basement flooring. Conveniently located near parks, schools, shopping, and transit, with easy access to Calgary International Airport and downtown Calgary. Call your favourite realtor today!