



GRASSROOTS
REALTY GROUP

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4023 44 Avenue NE
Calgary, Alberta

MLS # A2192226



\$549,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,116 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Welcome to this charming 1,116 sq. ft. bi-level home in the highly desirable community of Whitehorn, NE Calgary! Offering 3 bedrooms and a full bathroom on the main level, plus a 1-bedroom basement suite (illegal) with a full bathroom, this home presents a fantastic opportunity for first-time buyers, growing families, or investors looking for rental potential. The main level features a bright and open layout, perfect for entertaining, with a spacious living area and a well-appointed kitchen. Over the years, the home has seen thoughtful updates, ensuring comfort and functionality. The fully developed basement suite—ideal for extended family or generating rental income—boasts its own living space, kitchen, and private entrance. Enjoy the single attached garage for added convenience, along with a massive backyard, offering plenty of space for outdoor activities, gardening, or future landscaping projects. Nestled in a prime location, this home is just minutes from schools, parks, shopping, transit, and the Whitehorn LRT station, making commuting a breeze. Whether you're looking for a move-in-ready home or an income-generating investment, this Whitehorn gem has it all. Don't miss your chance—book your private viewing today!