



GRASSROOTS
REALTY GROUP

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

3711 44 Avenue NE
Calgary, Alberta

MLS # A2206868



\$529,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	833 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Welcome to this stunning home, situated on an oversized lot with R-CG Zoning and fully upgraded with modern finishes throughout. The brand-new kitchen features sleek designs and high-end appliances, while the new windows bring in abundant natural light and enhance energy efficiency. Stylish new flooring, updated baseboards and casings add a polished touch to the entire home. Custom built-in cabinets provide both elegance and functionality. This home offers four spacious bedrooms and an open-concept main floor where the bright and inviting living area flows seamlessly through patio doors to a large backyard, perfect for outdoor gatherings. The fully finished basement adds even more living space with a generous recreation area, two additional bedrooms, one with its own ensuite and a convenient 2-piece bathroom. A separate exterior entrance offers added flexibility and convenience. Ideally located close to schools, public transportation, shopping, and other amenities, this move-in-ready home is a rare find. Call today to book your private viewing!