



**GRASSROOTS**  
REALTY GROUP

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**3740 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2207432**



**\$499,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Storage

Semi Detached Great investment opportunity in the heart of the Whitehorn Community!!! Excellent opportunity for investors or for the first time home buyers!!! Live up and rent down. Bi-level half duplex with an illegal suite!!! The main floor boasts 3 bedrooms, a living room, kitchen with BRAND NEW CABINETS and QUARTS COUNTERTOPS and a full washroom. The basement with separate entrance has two bedrooms, living room, Kitchen and 1 full washroom. Outside you will find a well-sized fenced backyard. Perfectly situated just minutes away from the C-train station, grocery stores, and all the amenities the vibrant Sunridge area has to offer, this property is truly a hidden gem waiting to be discovered. An easy walk to Elementary, High School, shopping, Playgrounds and Day care. Upgrades include Upper kitchen cabinets and countertop (2025), New paint, Roof (2020), Window (2019), Furnace (2020).