# \$389,900 - 3716 44 Avenue Ne, Calgary

MLS® #A2244412

## \$389,900

3 Bedroom, 1.00 Bathroom, 1,015 sqft Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

\*Back on the market due to financing\* Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport â€"making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Don't miss this chance to add a solid income-generating property to your portfolio!



#### **Essential Information**

MLS® # A2244412 Price \$389,900

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,015 Acres 0.07 Year Built 1982

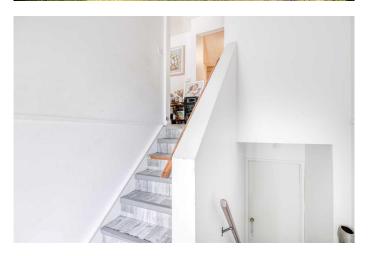
Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level







Status Active

# **Community Information**

Address 3716 44 Avenue Ne

Subdivision Whitehorn
City Calgary
County Calgary
Province Alberta

Postal Code T1Y 5V8

# **Amenities**

Parking Spaces 1

Parking Parking Pad

Interior

Interior Features No Animal Home, No Smoking Home, Storage, Laminate Counters, See

Remarks

Appliances Microwave Hood Fan, Range, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

**Exterior** 

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 3rd, 2025

Days on Market 75

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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