

# \$509,900 - 3740 44 Avenue Ne, Calgary

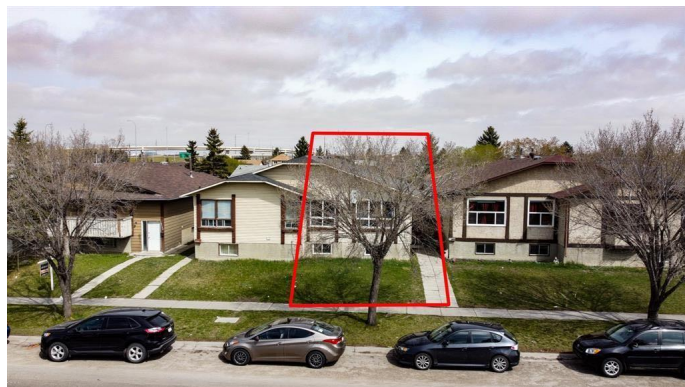
MLS® #A2207432

**\$509,900**

5 Bedroom, 2.00 Bathroom, 1,005 sqft  
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

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).



Built in 1982

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2207432  |
| Price          | \$509,900 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,005     |

|            |                        |
|------------|------------------------|
| Acres      | 0.07                   |
| Year Built | 1982                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3740 44 Avenue Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y5V8            |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite                  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane                |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### **Listing Details**

Listing Office

URBAN-REALTY.ca

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