# \$529,000 - 3711 44 Avenue Ne, Calgary

MLS® #A2206868

# \$529,000

4 Bedroom, 3.00 Bathroom, 833 sqft Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

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!







Built in 1981

#### **Essential Information**

MLS® # A2206868 Price \$529,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 833

Acres 0.13

Year Built 1981

Type Residential

Sub-Type Detached

Style 3 Level Split

Status Active

# **Community Information**

Address 3711 44 Avenue Ne

Subdivision Whitehorn

City Calgary

County Calgary

Province Alberta

Postal Code T1Y5Z2

## **Amenities**

Parking Spaces 2

Parking Alley Access, Concrete Driveway, Parking Pad

#### Interior

Interior Features Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Storage

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Corner Lot, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 7th, 2025

Days on Market 30

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bravo Realty

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