

# \$395,900 - 3716 44 Avenue Ne, Calgary

MLS® #A2244412

## \$395,900

3 Bedroom, 1.00 Bathroom, 1,015 sqft

Residential on 0.07 Acres

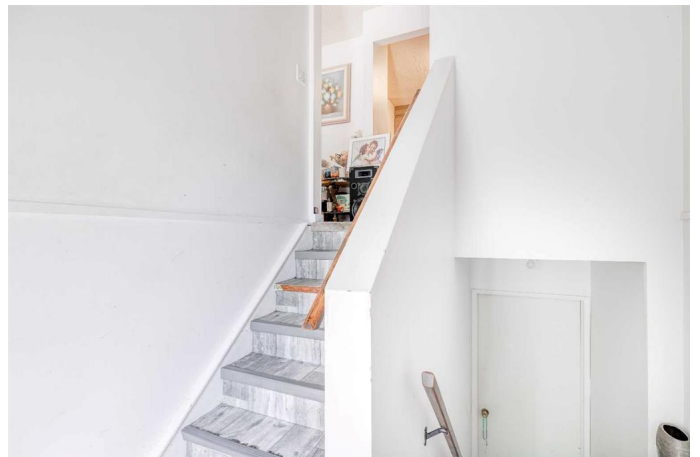
Whitehorn, Calgary, Alberta

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 – 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!

Built in 1982

## Essential Information

MLS® #	A2244412
Price	\$395,900
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	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Range
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	1
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.