

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

MLS® #A2206868

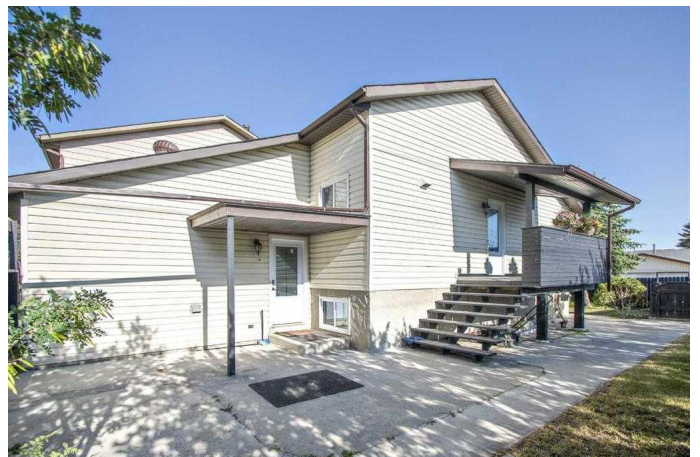
**\$529,000**

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

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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, Parking Pad, Concrete Driveway

### 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	79
Zoning	R-CG

## **Listing Details**

Listing Office	Century 21 Bravo Realty
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