



**3920 44 Avenue NE**  
**Calgary, Alberta**

**MLS # A2302878**



**\$424,999**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Outdoor Shed

Location, Location! Fully renovated two-storey duplex ideally located in the heart of Whitehorn. This property is perfect for first-time home buyers, growing families, or investors seeking a move-in-ready opportunity. The upper level features three spacious bedrooms and a well-appointed four-piece bathroom. The main floor offers a bright and inviting living room with a fireplace, a convenient two-piece powder room, and a modern kitchen with adjoining dining area. Patio doors provide direct access to a large backyard—ideal for outdoor living or the future development of a garage. Upgrades throughout the home include quartz countertops, stainless steel appliances, durable laminate flooring on the main levels, and vinyl plank flooring in the fully developed basement. The lower level adds valuable living space with an additional bedroom, recreation room, utility area, and laundry. Recent improvements include a new furnace, upgraded PEX plumbing throughout, a new dishwasher, and new basement flooring. Conveniently located near parks, schools, shopping, and transit, with easy access to Calgary International Airport and downtown Calgary. Call your favourite realtor today!