



GRASSROOTS
REALTY GROUP

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4726 44 Avenue NE
Calgary, Alberta

MLS # A2333142



\$425,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,122 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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"OPEN HOUSE SATURDAY AUG 1ST 12PM-4PM" Welcome to 4726 44 Avenue NE, a well-loved 4-bedroom, 1.5-bath home offering 1,121 sq ft of comfortable, functional living space in one of Calgary's most convenient northeast communities. Whether you're a first-time buyer, growing family, or savvy investor, this property checks all the boxes. Step outside to a fantastic backyard built for making memories — a great garden space perfect for green thumbs and a back deck ideal for summer barbecues and morning coffee. The detached garage adds valuable parking, storage, or workshop potential. Location is everything, and this home delivers. Sitting just steps from a bus stop and within walking distance of schools, shopping, parks, and everyday amenities, you'll love how easy it is to get where you need to go. Quick access to major routes makes commuting anywhere in the city a breeze. Homes like this — affordable, spacious, and perfectly positioned — don't last long in Whitehorn. Book your private showing today.