

# \$549,900 - 4056 44 Avenue Ne, Calgary

MLS® #A2215460

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

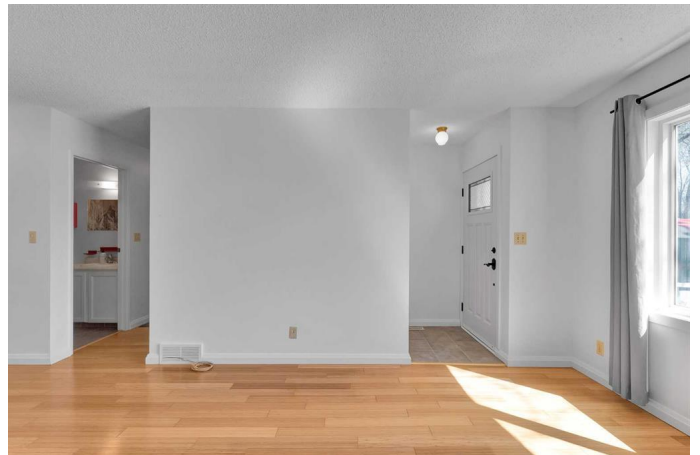
Welcome to this freshly painted and well-cared-for bungalow in the convenient community of Whitehorn, offering a perfect blend of comfort, updates, and outdoor space. Located just minutes from schools, parks, shopping, and the C-Train, this home is ideal for families or investors.

The main floor features newer windows, bamboo flooring, and a bright, open living room that flows into a kitchen with tile flooring, white cabinets, and a classic tile backsplash. From the dining area, step out to a durable composite deck—built to last—and a massive backyard perfect for entertaining, pets, or kids.

You™ll find three spacious bedrooms, including a primary with its own 2-piece ensuite, plus a full 4-piece bathroom.

A separate side entrance leads to the developed basement with a large rec room, fourth bedroom, half bath, and a spacious laundry/mechanical/storage area—offering flexibility and future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality.)

Outside, the fully fenced yard includes two storage sheds, with the larger shed being newer and ideal for bikes, equipment, or even a motorcycle. There's also RV access, a rear parking pad with alley access, and plenty of



space for a future garage.

Don't miss out on this updated gem in a family-friendly neighborhood"book your showing today!

Built in 1981

**Essential Information**

MLS® #	A2215460
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,145
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4056 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5X9

**Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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