

# \$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

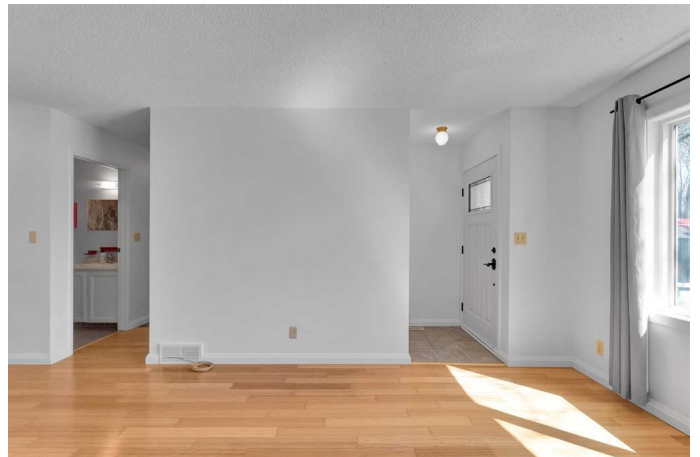
Welcome to this freshly painted and well-cared-for bungalow in the convenient community of Whitehorn, offering a perfect blend of comfort, updates, and outdoor space. Located just minutes from schools, parks, shopping, and the C-Train, this home is ideal for families or investors.

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.

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, Microwave, Microwave Hood Fan, 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      | Metal Siding, Wood Frame, Asphalt             |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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