

# \$569,900 - 4173 44 Avenue Ne, Calgary

MLS® #A2234174

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.15 Acres

Whitehorn, Calgary, Alberta

**MAJOR PRICE REDUCTION!!!** This is not your average listing â€” This massive deck comes with a renovated 4-bedroom home! The deck is so amazing, the renovated house is a bonus.

Step out from your brand new kitchen, complete with quartz countertops, stainless steel appliances, and an almost new Bosch dishwasher onto the huge deck. Itâ€™s above a 2-car attached garage so the deck has partial views of the Rocky Mountains. Inside, the house is a total gem â€” Vaulted ceilings, new bathrooms, newer carpets, and a newer furnace, and hot water tank, so youâ€™ll be cozy year-round. The primary bedroom is spacious. Plus, thereâ€™s a pocket door making the bath next to it a full ensuite bath. The other three bedrooms are equally impressive, with huge windows. Use one as a den or office. Located in a prime spot with parking for multiple vehicles, and just a short walk to schools, transit, and shopping, youâ€™ll love how convenient it is to live here. But really, the deckâ€™s the thing. Itâ€™s one of a kind. Trust me, decks like this donâ€™t come around every day. Call your agent today and snag the deck of your dreamsâ€”and, you know, the house too! ??



Built in 1982

## Essential Information

MLS® #

A2234174

Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	4173 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Corner Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	58
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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