

\$549,900 - 4173 44 Avenue Ne, Calgary

MLS® #A2270100

\$549,900

4 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.15 Acres

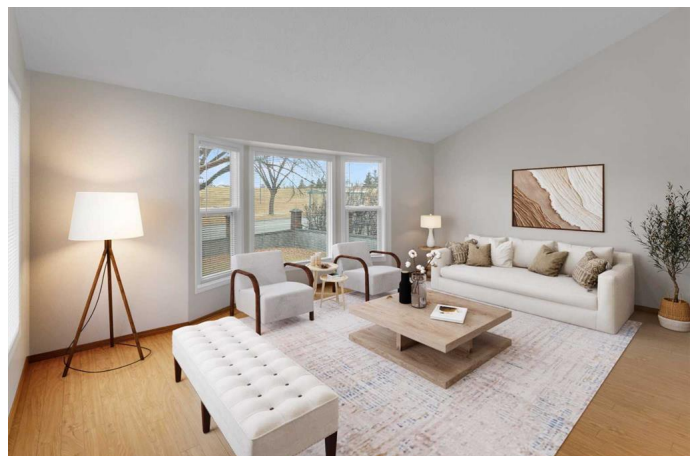
Whitehorn, Calgary, Alberta

****OPEN HOUSE Sat Nov 15,th 2-3pm****Totally upgraded and move-in ready! This bright 4-bedroom, 2-bath home has been lovingly maintained by the same family for 28 years. Recent renos include a brand-new kitchen, updated bathrooms, and new flooring. Major updatesâ€”windows, roof, furnace, and hot water tankâ€”done within the last 10 years. Enjoy the open, airy layout and the massive west-facing deck above the oversized double garage, plus a sunny south backyard with a large storage shed. Situated on a prime RC-G corner lot, offering excellent investment and future development potential. Plenty of parking, including RV spaceâ€”ideal for a home-based business. Walk to schools, shopping, and transit, with the LRT and major roads nearby. Cozy up this Christmas by the wood-burning fireplace and make this beautifully upgraded home yours!

Built in 1982

Essential Information

MLS® #	A2270100
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
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	T1Y 5K4

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
-------------	---------------------

Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.