

3803 44 Avenue NE
Calgary, Alberta

MLS # A2163780



\$470,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Laminate, Vinyl

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, None, Unfinished

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: house keys

Located in the well-known community of Whitehorn, this home features a bright living room which leads into the kitchen and dining area. The main floor includes three spacious bedrooms. The home has been recently updated, with a fresh paint job. The home has vinyl and laminate flooring through-out. Located minutes away from Whitehorn station, Peter Lougheed Hospital, Sunridge Mall, and amenities, such as, local schools and parks. The undeveloped basement features a private side entry to the basement, great for future rental or for extra private living space for family for future use. Will require updating and comes with great potential. The home is perfect for a first-time home-buyer or an investor. Book your private showing now!!