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4512 44 Avenue NE
Calgary, Alberta

MLS # A2184890



\$400,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	840 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: NONE

This half duplex is a perfect opportunity for Investors. This property is located in the desirable community of Whitethorn. This bungalow offers 3 bedrooms and 3 full baths. The home has a separate entrance leading to an illegal suite with a kitchen, dining and family room. Many amenities are nearby, such as the C-train, hospital, playground, shopping, schools, and parks. There is parking at the back.