

# \$395,900 - 3716 44 Avenue Ne, Calgary

MLS® #A2244412

**\$395,900**

3 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.07 Acres

Whitehorn, Calgary, Alberta

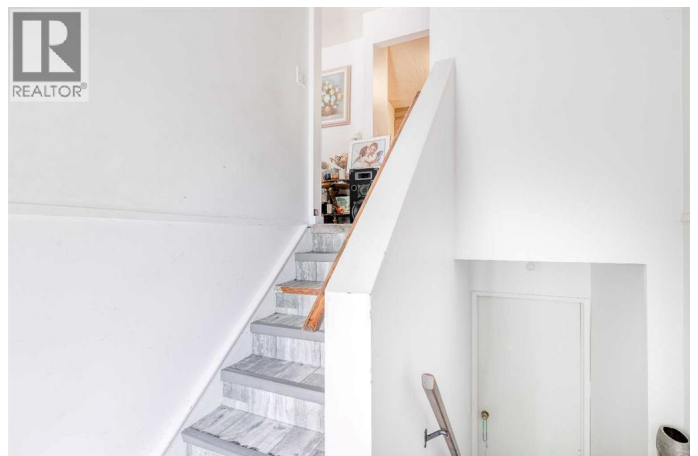
\*Back on the market due to financing\* Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport â€”making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Donâ€™t miss this chance to add a solid income-generating property to your portfolio! (id:6289)

Built in 1982

## Essential Information

Listing #	A2244412
Price	\$395,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,015
Acres	0.07
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

## Community Information



Address	3716 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
Province	Alberta
Postal Code	T1Y5V8

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Parking Pad

### Interior

Appliances	Refrigerator, Range, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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