



THE
A-TEAM

**RE/MAX
FIRST**

4112 44 Avenue, Calgary T1Y 5Y1

MLS® #: **A2123315**

Area: **Whitehorn**

Listing Date: **04/17/24**

List Price: **\$569,000**

Status: **Pending**

County: **Calgary**

Change: **+\$30k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Lot Information

Lot Sz Ar: **4,402 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,075**
Low Sqft:
Ttl Sqft: **1,075**

DOM

32
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Additional Parking,Aggregate,Concrete Driveway,Front Drive,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Oven,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`7"
Kitchen	Main	11`5" x 10`11"
Bedroom	Main	12`0" x 8`5"
Bedroom	Lower	13`6" x 9`4"
Furnace/Utility Room	Lower	4`10" x 4`9"

Room	Level	Dimensions
Living Room	Main	15`2" x 13`5"
Bedroom - Primary	Main	11`5" x 10`1"
Bedroom	Main	12`0" x 7`11"
Bedroom	Lower	15`5" x 10`9"
Living Room	Lower	16`0" x 12`9"

4pc Bathroom
Kitchen
Covered Porch

Main
Lower
Main

6`8" x 5`6"
11`4" x 9`11"
19`5" x 9`10"

4pc Bathroom
Laundry
Balcony

Lower
Lower
Main

11`5" x 7`4"
6`3" x 3`11"
11`5" x 3`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010389

Zoning:
RC-1

Remarks

Pub Rmks:

EXCELLENT LOCATION IN WHITEHORN (ON 44 AVE). THIS IS A FULLY RENOVATED AND EXTREMELY WELL-MAINTAINED BI-LEVEL HOME WITH 3 BEDROOMS UP AND 2 DOWN, SPACIOUS LIVING ROOM, DINNING AREA WITH SLIDING GLASS PATIO DOOR TO BALCONY FOR QUICK ACCESS TO BBQ, KITCHEN WITH STAINLESS STEEL APPLIANCES AND A COZY NOOK. BASEMENT FINISHED WITH 2 SPACIOUS BEDROOMS (ILLEGAL SUITE). LARGE LIVING ROOM AND WELL SIZED KITCHEN IN THE BASEMENT. LARGE WINDOWS BRING IN LOTS OF DAY LIGHT. LONG PAVED SIDE DRIVEWAY COULD ACCOMMODATE UPTO 6 VEHICLES, LOTS OF ROOM TO BUILD GARAGE, HUGE COVERED DECK. UPGRADES: FLOOR REPLACEMENTS 2020, HOT WATER TANK 2021, FURNACE MOTOR 2020, ROOF 2021, WINDOWS/KITCHENS REPLACEMENT 2021. WALKING DISTANCE TO TWO ELEMENTARY SCHOOLS AND COMMUNITY CENTRE, TRANSIT BUS STOP FRONT OF THE HOUSE, WHITEHORN STATION WITHIN WALKING DISTANCE. GREAT LOCATION, GREAT VALUE AND GREAT PRICING. A TURNKEY HOUSE.

Inclusions:
Property Listed By:

Fridge and Stove downstairs
URBAN-REALTY.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









