



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3711 44 Avenue, Calgary T1Y 5Z4**

MLS®#: **A2162029**

Area: **Whitehorn**

Listing Date: **09/04/24**

List Price: **\$549,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar: **5,769 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **857**  
Low Sqft:  
Ttl Sqft: **857**

DOM

**78**

Layout

Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot,Many Trees**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`4" x 16`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 10`0"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>17`5" x 16`0"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>6`9" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>11`2" x 11`5"</b>

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 8`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 13`3"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>2`8" x 6`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`7" x 9`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`1" x 6`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**8011545**

Remarks

Pub Rmks: **Welcome Home! This beautifully maintained 3-level split in the prestigious community of Whitehorn is ready for you. With its cozy, light-filled spaces, this home exudes warmth and charm. The house features 4 generously sized bedrooms and 2.5 bathrooms, offering ample space for your family. Upon entry, you're greeted by a spacious living room adorned with a large window that floods the room with natural light. The heart of this home is the spacious kitchen. It boasts abundant storage, ample counter space, stainless steel appliances, a stylish backsplash, and granite countertops. The adjoining dining area is perfect for family meals and entertaining guests. Step outside to discover a beautifully landscaped yard, fully fenced for privacy and safety. The property also includes a convenient parking pad. Location is everything, and this home delivers! It's within walking distance to schools, parks, shopping, and all essential amenities. Plus, it offers easy access to major roadways while maintaining a peaceful neighborhood atmosphere. Don't miss this once-in-a-lifetime opportunity to own a versatile property in Whitehorn. Whether you're looking for an investment or a flexible living arrangement, this home offers endless possibilities to suit your lifestyle and financial goals.**

Inclusions: **none**  
Property Listed By: **CIR Realty**

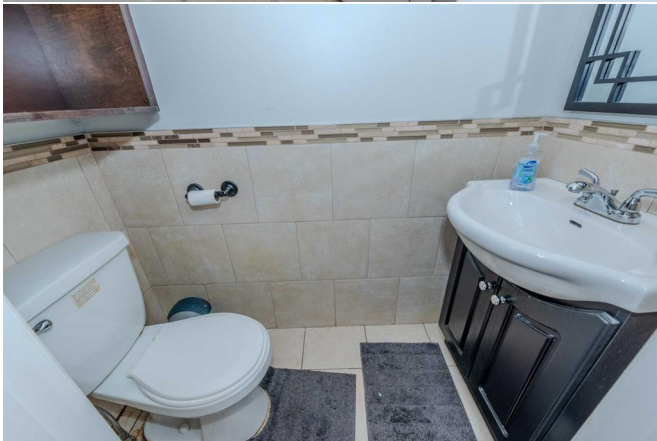
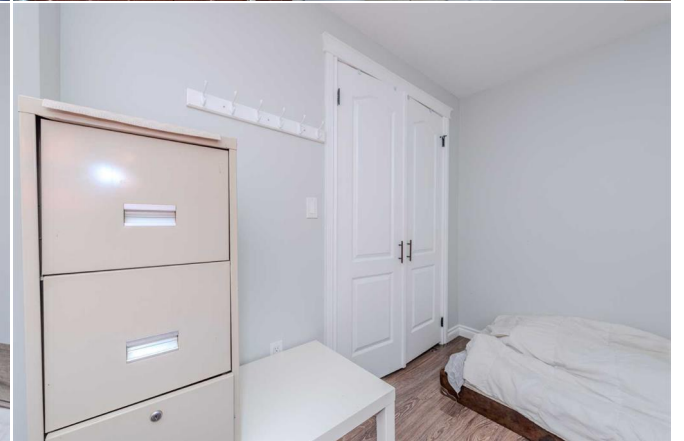
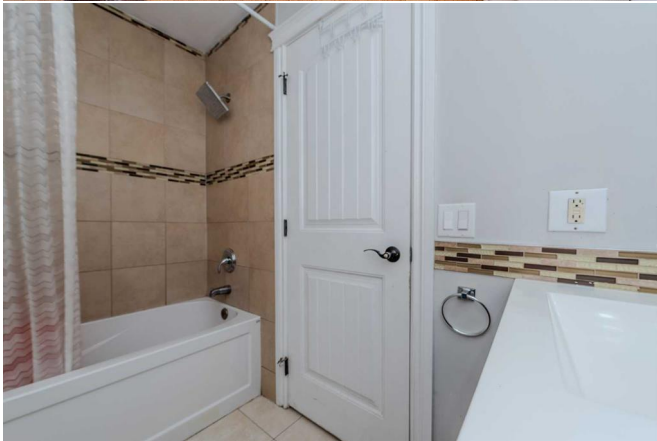
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



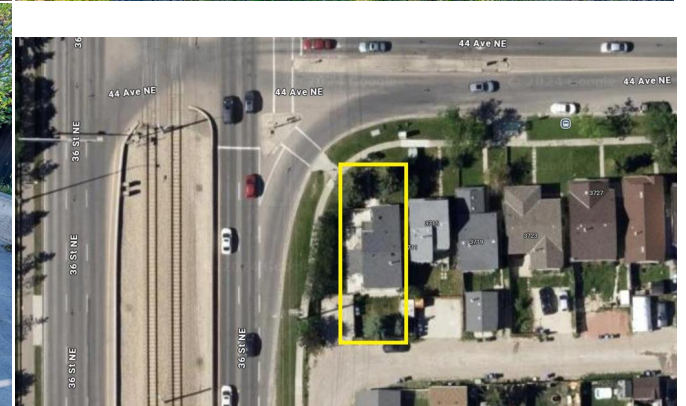
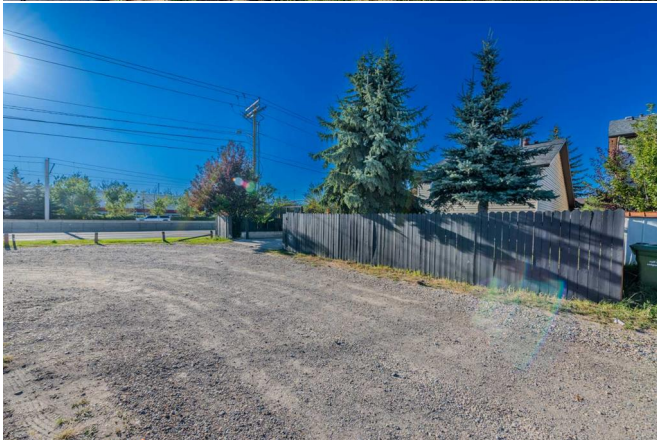






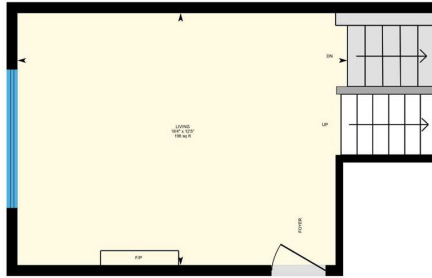






3711 44 Ave NE, Calgary, AB

Main Floor Exterior Area 243.17 sq ft



PREPARED: 2024/06/01



White regions are excluded from total floor area in EXCLUDE floor plans. All room dimensions and floor areas must be considered appropriate and are subject to independent verification.

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1st Floor Exterior Area 613.87 sq ft



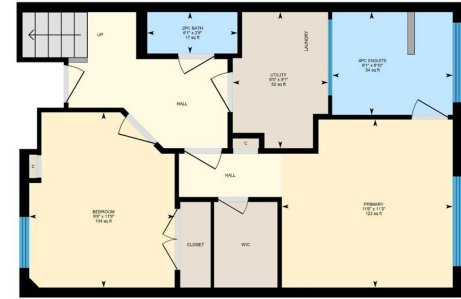
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Basement (Below Grade) Exterior Area 581.75 sq ft



PREPARED: 2024/06/01



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