



THE A-TEAM

RE/MAX FIRST

3803 44 AVENUE , Calgary T1Y 5Z5

MLS®#: A2163780

Area: Whitehorn

Listing Date: 09/07/24

List Price: \$470,000

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1981
Lot Information
Lot Sz Ar: 3,013 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 912
Low Sqft:
Ttl Sqft: 912

DOM
12
Layout
Beds: 3 (3)
Baths: 1.0 (1 0)
Style: Bungalow
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat: Back Lane,Back Yard
Park Feat: None,On Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard

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

Kitchen Appl: Dishwasher,Dryer,Refrigerator,Stove(s),Washer
Int Feat: Laminate Counters,Separate Entrance
Utilities:

Room Information

Room Level Dimensions
4pc Bathroom Main 7`6" x 4`11"
Bedroom Main 10`8" x 8`4"
Kitchen Main 9`10" x 8`3"
Bedroom - Primary Main 12`7" x 11`0"

Room Level Dimensions
Bedroom Main 12`7" x 8`0"
Dining Room Main 11`0" x 8`0"
Living Room Main 15`3" x 12`11"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-C2**

Legal Desc:

**8011545**

Remarks

Pub Rmks: **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!!**

Inclusions:  
Property Listed By: **house keys  
MaxWell Canyon Creek**

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





