



THE
A-TEAM

**RE/MAX
FIRST**

4311 44 Avenue, Calgary T1Y2Z8

MLS® #: **A2164765**

Area: **Whitehorn**

Listing Date: **09/10/24**

List Price: **\$615,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,153**

Low Sqft:

Ttl Sqft: **1,153**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape: **15.24M 50`0" x 30.48 M 100'**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

DOM

9

Layout

Beds: **5 (3 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 10`7"	Bedroom	Main	9`11" x 8`8"
Bedroom	Main	10`11" x 8`11"	Bedroom	Basement	16`5" x 7`11"
Bedroom	Basement	12`8" x 11`11"	3pc Ensuite bath	Main	5`4" x 4`11"
3pc Bathroom	Main	7`2" x 4`11"	4pc Bathroom	Basement	12`9" x 5`6"
Kitchen	Main	13`2" x 12`6"	Dining Room	Main	8`6" x 6`9"
Kitchen	Basement	12`8" x 10`2"	Living Room	Main	19`4" x 11`6"
Family Room	Basement	18`2" x 12`8"	Laundry	Main	2`11" x 2`11"

Furnace/Utility Room

Basement

13`2" x 11`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7610067

Zoning:

R-C1

Remarks

Pub Rmks:

Welcome to this Charming Bungalow with a fully developed illegal basement suite with separate entrance and double detached garage with paved back alley in family friendly community of Whitehorn. Total of 5 bedrooms and 3 bathrooms. The main level offers bright and spacious 3 bedrooms, 2 bathrooms, living area, dining area, kitchen and laundry area. The basement has illegal suite with separate entrance, separate laundry with 2 bedrooms, 4 pcs bathroom, large family area, dining area and kitchen. This bungalow is well maintained and move-in ready. This home is conveniently located just steps away to elementary and junior high schools, all amenities, and convenience store. Easy to rent, easy access to major roadways, bus routes and Whitehorn LRT. Don't miss out on this great opportunity to own this charming property in well sought Whitehorn community. Call your realtor and come check it out.

Inclusions:

N/A

Property Listed By:

Five Star Realty

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









