



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4512 44 Avenue, Calgary T1Y 6A9**

MLS® #: **A2184890**

Area: **Whitehorn**

Listing Date: **12/31/24**

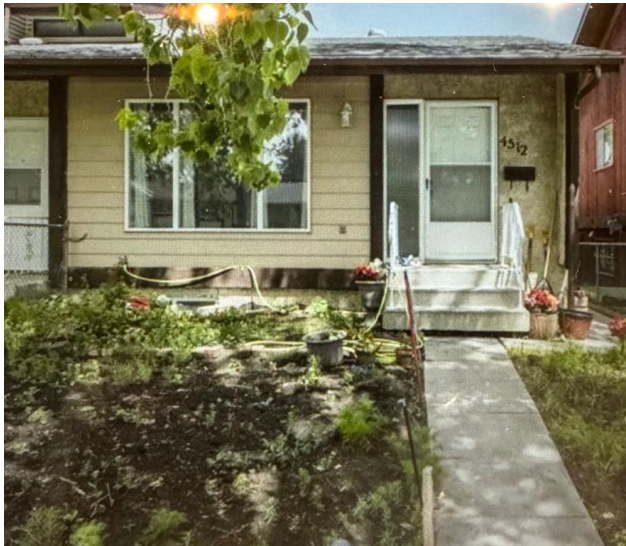
List Price: **\$400,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **1978**

Lot Information  
Lot Sz Ar: **2,594 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,City Lot**  
Park Feat: **Off Street,Stall**

Finished Floor Area  
Abv Sqft: **840**  
Low Sqft:  
Ttl Sqft: **840**

DOM

**22**  
Layout  
Beds: **2 (2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow,Side by Side**

Parking  
Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room                      Level                      Dimensions  
**Living Room**                      **Main**                      **15`8" x 13`2"**  
**Bedroom - Primary**                      **Main**                      **12`0" x 9`11"**

Room                      Level                      Dimensions  
**Bedroom**                      **Main**                      **10`11" x 8`0"**  
**4pc Bathroom**                      **Main**                      **7`11" x 4`11"**

**3pc Ensuite bath  
Family Room**

**Main  
Basement**

**7`11" x 4`4"  
11`10" x 9`11"**

**3pc Ensuite bath**

**Basement**

**8`6" x 4`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7611187**

Zoning:

**R-C2**

Remarks

Pub Rmks:

**This half duplex is a perfect opportunity for Investors. This property is located in the desirable community of Whitethorn. This bungalow offers 3 bedrooms and 3 full baths. The home has a separate entrance leading to an illegal suite with a kitchen, dining and family room. Many amenities are nearby, such as the C-train, hospital, playground, shopping, schools, and parks. There is parking at the back.**

Inclusions:

**NONE**

Property Listed By:

**CIR Realty**

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

