\$440,000 - 3920 44 Avenue Ne, Calgary

MLS® #A2250890

\$440,000

4 Bedroom, 2.00 Bathroom, 1,152 sqft Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

Back on market due to to financing Fully renovated 2-storey duplex in the heart of Whitehorn. Perfect for a first-time home buyer, growing family, or investor. Upstairs offers 3 bedrooms and a 4-piece bathroom. The main floor features a bright living room with fireplace, half bath, and a stylish kitchen and dining area with patio doors opening to a large backyardâ€"ideal for future garage or outdoor space.

Finished with quartz countertops, stainless steel appliances, laminate flooring on the main, and carpet upstairs and down. The developed basement includes a bedroom, rec room, utility area, and laundry.

Close to parks, schools, shopping, and transit.

Just 15 minutes to Calgary International

Airport and 20 minutes to downtown.

Call your favourite realtor today!

Built in 1982

Essential Information

MLS® # A2250890 Price \$440,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,152

Acres 0.08







Year Built 1982

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 3920 44 Avenue Ne

Subdivision Whitehorn
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 5V8

Amenities

Parking Spaces 2

Parking Off Street, RV Access/Parking

Interior

Interior Features Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Full

Exterior

Exterior Features Other

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2025

Days on Market 74

Zoning R-CG

Listing Details

Listing Office eXp Realty

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