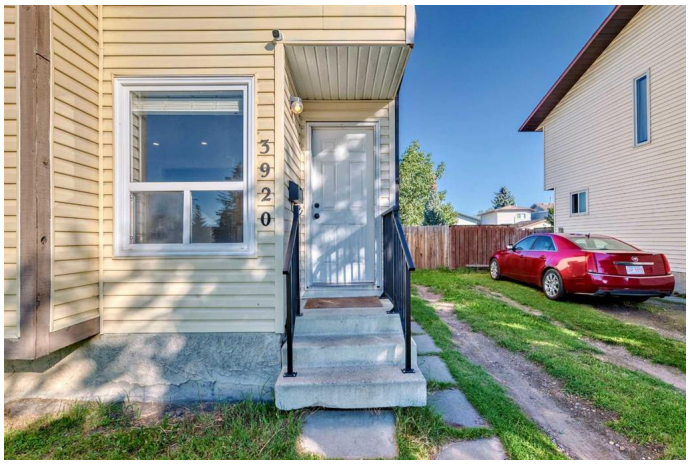
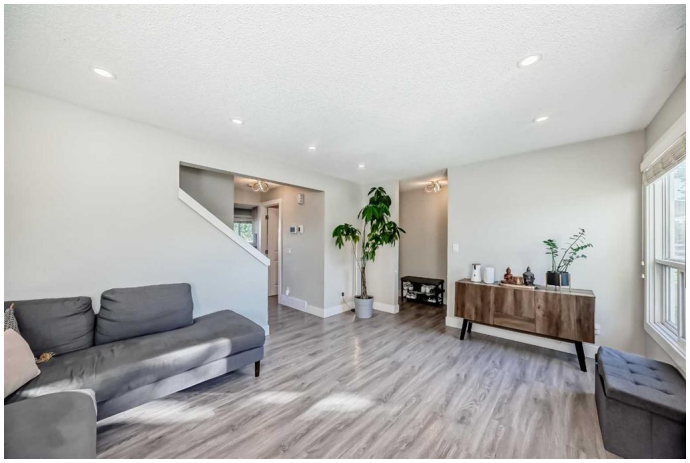
$450,000 - 3920 44 Avenue Ne, Calgary

MLS® #A2250890

$450,000
4 Bedroom, 2.00 Bathroom, 1,152 sqft
Residential on 0.08 Acres





Whitehorn, Calgary, Alberta

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 favouriteÂ realtorÂ today!

Built in 1982

Essential Information

MLS® #	A2250890
Price	$450,000
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	Finished, 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	23
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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