

\$395,900 - 3712 44 Avenue Ne, Calgary

MLS® #A2244409

\$395,900

3 Bedroom, 1.00 Bathroom, 999 sqft

Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Back on the market due to financing Located in the community of Whitehorn, this half duplex bungalow is an excellent investment opportunity with tenants already in place. Featuring 3 spacious bedrooms and 1 full bathroom, this property is ideally situated close to schools, playgrounds, shopping, parks, the Peter Lougheed Hospital, and the C-Train station, as well as an easy commute to the airport â€”making it a convenient choice for commuters and families alike. Additional highlights include both front and rear parking options, and a layout well-suited for potential future upgrades. Donâ€™t miss this chance to add a solid income-generating property to your portfolio!

Built in 1982

Essential Information

MLS® #	A2244409
Price	\$395,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	999
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level



Status	Active
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Community Information

Address	3712 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5V8

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 3rd, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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