

4512 44 Avenue NE
Calgary, Alberta

MLS # A2207573



\$349,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	840 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: See remarks

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.