



**3716 44 Avenue NE, Calgary, Alberta - \$395,900**



Main Photo

## Property Description

*\*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 —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. Don't miss this chance to add a solid income-generating property to your portfolio!

## REALTOR Referral



P:



REALTOR®

**Mobile:** N/A

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*Courtesy Of: eXp Realty*



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