



**3920 44 Avenue NE, Calgary, Alberta - \$450,000**



Main Photo

## Property Description

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 backyard—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!



## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: eXp Realty*



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