

\$569,900 - 4173 44 Avenue Ne, Calgary

MLS® #A2234174

\$569,900

4 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.15 Acres

Whitehorn, Calgary, Alberta

MAJOR PRICE REDUCTION!!! This is not your average listing â€” This massive deck comes with a renovated 4-bedroom home! The deck is so amazing, the renovated house is a bonus.

Step out from your brand new kitchen, complete with quartz countertops, stainless steel appliances, and an almost new Bosch dishwasher onto the huge deck. Itâ€™s above a 2-car attached garage so the deck has partial views of the Rocky Mountains. Inside, the house is a total gem â€” Vaulted ceilings, new bathrooms, newer carpets, and a newer furnace, and hot water tank, so youâ€™ll be cozy year-round. The primary bedroom is spacious. Plus, thereâ€™s a pocket door making the bath next to it a full ensuite bath. The other three bedrooms are equally impressive, with huge windows. Use one as a den or office. Located in a prime spot with parking for multiple vehicles, and just a short walk to schools, transit, and shopping, youâ€™ll love how convenient it is to live here. But really, the deckâ€™s the thing. Itâ€™s one of a kind. Trust me, decks like this donâ€™t come around every day. Call your agent today and snag the deck of your dreamsâ€” and, you know, the house too! ??



Built in 1982

Essential Information

MLS® #

A2234174

Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.15
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	4173 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Level

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 24th, 2025
Days on Market	62
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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