

# \$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 | No Animal Home, No Smoking Home, Low Flow Plumbing Fixtures |
| 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   | Landscaped, Level, Corner Lot |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 61              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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