

# \$624,500 - 5207 44 Avenue Ne, Calgary

MLS® #A2220064

**\$624,500**

5 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this wonderful 5-bedroom, 2.5-bath bungalow in the desirable Whitehorn Community. This charming home boasts great curb appeal, a spacious entry, and a large lot with a double detached garage. The freshly painted main floor features a generous living/dining area, a well-appointed kitchen with an eating nook, and access to a large fenced backyard. Additionally, it includes a primary bedroom with a 2-piece ensuite, two more bedrooms, a 4-piece bath, and main floor laundry hook-ups.

The newly Upgraded basement (ILLEGAL SUITE) with a separate entrance, offers a massive games/family room, two additional bedrooms, another 4-piece bathroom, and a laundry room. NEW ROOF SHINGLES INSTALLED IN THE SUMMER OF 2024. Conveniently located just minutes from schools, parks, shopping, Calgary Transit bus service / C-Train and within easy access to major routes. Quick or flexible possession is available.

Built in 1976

## Essential Information

MLS® #	A2220064
Price	\$624,500
Bedrooms	5
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,108
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5207 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Z9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Level, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 11th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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