

# \$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, Garden, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 11th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.