

# \$599,000 - 5211 44 Avenue Ne, Calgary

MLS® #A2229890

**\$599,000**

6 Bedroom, 3.00 Bathroom, 1,227 sqft  
Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Turn-Key Whitehorn Bungalow | Double  
Garage | Basement Suite | Private Gazebo |  
Prime Location Near 44 Ave & 52 St NE

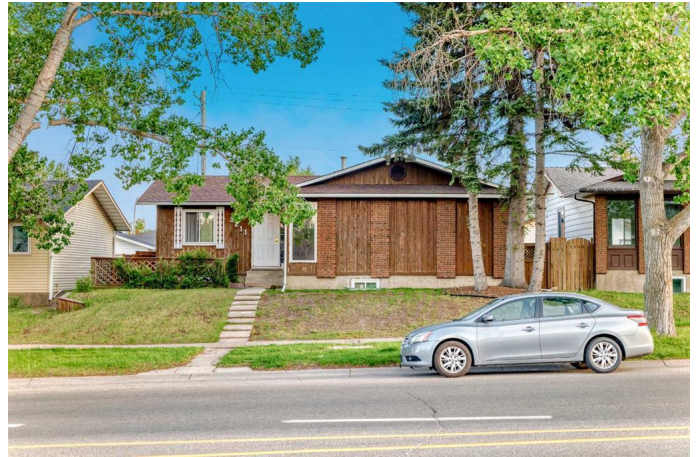
Welcome to this beautifully maintained,  
move-in-ready bungalow offering 1,227+ sq.ft.  
above grade and 2,173.8 sq.ft. of total living  
space â€” perfectly designed for growing  
families, multi-generational living, or savvy  
investors!

From the moment you arrive, youâ€™™ll  
appreciate the smart layout and versatility this  
home offers. Step into the bright and inviting  
main floor, filled with natural light from  
brand-new windows, and featuring a flexible  
front den that easily serves as a home office or  
additional bedroom.

The modern kitchen is a true highlight,  
showcasing up-to-ceiling cabinetry for  
maximum storage, stainless steel appliances,  
a cozy breakfast nook, and a functional  
breakfast bar â€” perfect for everything from  
morning coffee to entertaining guests.

The spacious primary bedroom offers the  
privacy of its own 3-piece ensuite, while two  
additional bedrooms and another full bathroom  
provide ample space for the whole family.

Head downstairs to discover a fully finished  
(illegal) basement suite with a separate  
entrance and enclosed kitchen space â€” ideal



for rental income, extended family, or home-based business opportunities.

Step outside to your private backyard oasis featuring a charming gazebo – perfect for summer entertaining, outdoor dining, or simply relaxing in your own tranquil retreat. The property also features a double detached garage and plenty of additional parking.

Location is truly unbeatable: Situated right off 44 Avenue & 52 Street NE, you’re mere minutes from schools, parks, shopping, public transit, and major roadways – plus you’re within walking distance to 6 restaurants, offering convenience for your fast-paced modern lifestyle.

Don’t miss your chance to own this exceptional income-generating home in Calgary’s vibrant Whitehorn community. Schedule your private showing today and make this versatile property yours!

Built in 1976

**Essential Information**

MLS® #	A2229890
Price	\$599,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,227
Acres	0.11
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	5211 44 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2Z9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance, Natural Woodwork
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Combination, Fireplace(s), Forced Air, Natural Gas, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot, Gazebo, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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