

# \$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 (Illegal) | Private  
Gazebo | Prime Location | Brand New  
Windows

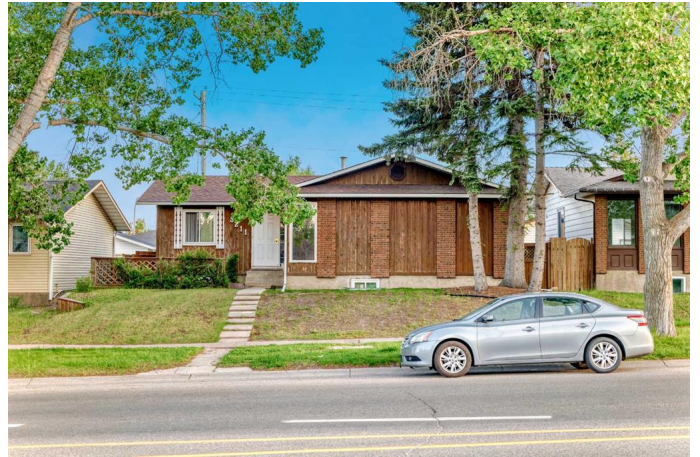
Welcome to this beautifully maintained,  
move-in-ready bungalow offering 1,227+ sq.ft.  
above grade and 2,173.8 sq.ft. of total living  
space — perfectly designed for growing  
families, multi-generational living, or savvy  
investors!

From the moment you arrive, you™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 — 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 – 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, Garage Faces Rear, Driveway |
| # of Garages   | 2                                                   |

### **Interior**

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

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 54              |
| Zoning         | R-CG            |

### **Listing Details**

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

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