



**GRASSROOTS**  
REALTY GROUP

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**3908 49 Street NE**  
**Calgary, Alberta**

**MLS # A2243012**



**\$549,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

Savvy investors and first-time buyers—this illegally suited bi-level in Whitehorn offers serious income potential with two self-contained units, each with its own private laundry. The main level features a bright open-to-above foyer, a spacious living room with oversized windows, a sunny kitchen with ample storage, a large dining area, two generous bedrooms, and a 4-piece bathroom. The illegally suited basement has a separate entrance, big windows, a cozy family room with a brick wood-burning fireplace, a full kitchen with subway tile backsplash and plenty of cabinets, two more bedrooms, a 4-piece bathroom, laundry, and storage. Outside, you’ll find an oversized double detached garage with paved lane access, a unique rooftop patio, a large landscaped yard with mature trees, a firepit, and charming brickwork. Located just one door down from a green space and playground that connects to Annie Gale Jr. High and Colonel J. Fred Elementary, and walking distance to transit, groceries, and shopping. This unbeatable location is also close to Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall, Calgary Airport, and major roadways. Whitehorn is a family-oriented community with an active association offering tennis courts, an ice rink, a basketball court, and year-round events. Live in one unit and rent the other—or rent both and start generating income right away.