



GRASSROOTS
REALTY GROUP

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4351 38 Street NE
Calgary, Alberta

MLS # A2273202



\$425,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,032 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions:	N/A
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Welcome to this well-kept 3-bedroom bungalow in the heart of Whitehorn, offering exceptional value for first-time buyers, families, or investors. The main floor features a bright living room with large windows, a spacious dining area, and a functional kitchen with ample cabinet space. Three comfortable bedrooms and a full 4-piece bathroom complete the layout, creating a practical and inviting space to call home. The expansive basement offers incredible potential for future development, whether you’re envisioning additional living space, a rec room, home gym, or abundant storage. Outside, enjoy a detached garage, a generous yard, and a convenient location close to schools, parks, shopping, transit, and major roadways. This is a fantastic opportunity for buyers looking to enter the market with a solid detached bungalow in a well-established NE community. Book your showing today!