



GRASSROOTS
REALTY GROUP

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3908 49 Street NE
Calgary, Alberta

MLS # A2278356



\$624,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,049 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance		
Inclusions:	NA		

Welcome to this fully renovated bi-level home located in the desirable community of Whitehorn. Conveniently situated close to schools, parks, walking paths, public transit, and the train station, this property offers both comfort and accessibility. The main floor features three well-sized bedrooms, a bright open-concept kitchen, and a spacious living room, ideal for family living. An independent laundry area adds convenience to the main level. The basement includes an illegal suite, offering two bedrooms, one full bathroom, and one half bathroom, along with a large living room and a kitchen with dining area. The basement has its own separate laundry, providing excellent potential for extended family use or rental income. This home has been extensively renovated, including new kitchens, updated bathrooms, new windows, new flooring, and modern lighting throughout. The exterior features a well-designed backyard with a detached double garage and paved back alley access. This property is ideal for families or investors looking for a move-in-ready home with rental potential in a well-established neighborhood.