



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4351 38 Street NE
Calgary, Alberta

MLS # A2286010



\$589,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: Electric stove, Refrigerator, Hood fan.

Welcome to this beautifully renovated bungalow with 5 bedrooms, 3 full bathrooms located in the highly sought-after community of Whitehorn, just minutes from schools, shopping, parks, and the LRT station featuring ILLEGAL BASEMENT SUITE (2 Bedrooms), fully renovated, single oversize garage, BRAND NEW WINDOWS, Separate laundry and a lot more to explore. This move-in-ready home offers exceptional versatility for families or investors alike. The main level features three spacious bedrooms and two full bathrooms, along with a bright and open living area. The brand-new kitchen is thoughtfully designed with modern cabinetry, stylish finishes, and brand-new stainless steel appliances, creating a fresh and functional space for everyday living and entertaining. The fully developed 2 BEDROOM ILLEGAL basement SUITE includes a separate entrance and offers two additional bedrooms, a full bathroom, a kitchen, and a large living area. An oversized single detached garage adds valuable storage and parking space, while the convenient location ensures easy access to transit, major roadways, and all nearby amenities. Some of the pictures are virtually staged. This is a fantastic opportunity to own a fully updated home in an established, amenity-rich neighborhood. Don't miss out!