



**3812 49 Street NE**  
**Calgary, Alberta**

**MLS # A2191363**



**\$674,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance		

**Inclusions:** All appliances in the basement included

Welcome to this stunningly renovated bungalow in the well-established community of Whitehorn! Offering over 2300 sq. ft. of total living space, this home is perfect for families, investors. Main Floor Features: Spacious living room with a large front window, bringing in plenty of natural light Open-concept kitchen with dining area, featuring high-quality glossy cabinets and granite countertops, Three decent sized bedrooms, Two full washrooms. This house completely renovated with luxury vinyl plank flooring, new high-quality solid interior doors, energy efficient smart lightings, and brand-new energy efficient windows. Basement (Illegal Suite) Features: Spacious living room, Kitchen with dining area, Three generously sized bedrooms and one full washroom. It has Separate entrance & separate laundry, This unit has option to convert into a legal suite "subject to approval and permitting by the city/municipality". Exterior & Location: This has has a Double detached garage for ample parking at the back and a completely fenced and landscaped backyard for privacy and outdoor enjoyment, Fenced front yard, adding extra security and curb appeal Prime location &ndash; Close to schools, parks, shopping, public transit, and major roadways Don&rsquo;t miss out on this incredible opportunity! Whether you&rsquo;re looking for a family home with rental potential or a turnkey investment property, this home is a must-see. Contact us today to book a showing!