



**GRASSROOTS**  
REALTY GROUP

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**3419 38 Street NE**  
**Calgary, Alberta**

**MLS # A2204026**



**\$624,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Welcome to this charming bungalow in the highly desirable Whitehorn community. Located on a corner lot, this home offers over 2160 sqft of living space, including a fully finished basement with an illegal suite and a double garage. The main floor features an open-concept living area with laminate flooring throughout. The bright living room is perfect for gatherings, and the adjacent dining area is great for meals or entertaining. The kitchen offers ample storage with classic cabinetry and countertops. There are three spacious bedrooms and two bathrooms, including a primary bedroom with a private ensuite. The finished basement includes an illegal suite with a separate entrance, perfect for guests or extended family. The illegal suite includes a cozy living area, a kitchen, two rooms, and a 4-piece bathroom. The double garage and paved back lane provide secure parking, while the corner lot offers extra privacy and parking space for guests or an RV. This home is conveniently located near the hospital, schools, parks, public transit, and shopping centers, with easy access to major roads. Don't miss the opportunity to make this your home.