

**3908 49 Street NE**  
**Calgary, Alberta**

**MLS # A2278356**



# \$624,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	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.