

\$674,900 - 3812 49 Street Ne, Calgary

MLS® #A2191363

\$674,900

6 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

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:

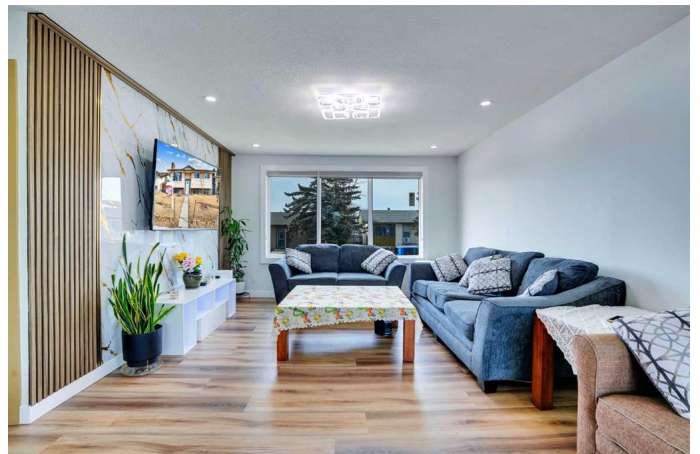
Spacious living room with a large front window, bringing in plenty of natural light
Open-concept kitchen with dining area, featuring high-quality glossy cabinets and granite countertops, Three decent sized bedrooms, Two full washrooms. This house completely renovated with luxury vinyl plank flooring, 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 "€" Close to schools, parks, shopping, public transit, and major roadways



Don't miss out on this incredible opportunity! Whether you'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!

Built in 1975

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191363 |
| Price | \$674,900 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,210 |
| Acres | 0.12 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3812 49 Street Ne |
| Subdivision | Whitehorn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 4S5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Faces Rear |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance |
|-------------------|---|

| | |
|--------------|--|
| Appliances | Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Electric Range |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 10th, 2025 |
| Days on Market | 24 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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