

\$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:

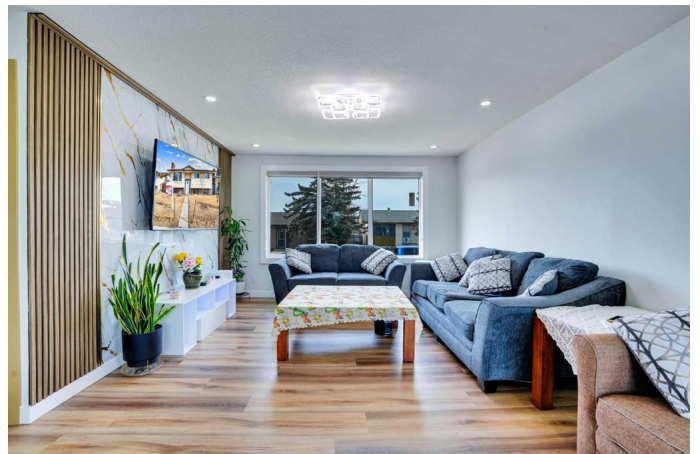
Spacious living room with a large front window, bringing in plenty of natural light
Open-concept kitchen with dining area, featuring high-quality glossy cabinets and granite countertops, Three decent sized bedrooms, Two full washrooms. This house completely renovated with luxury vinyl plank flooring, 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
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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	25
Zoning	R-CG

Listing Details

Listing Office	Royal LePage METRO
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