

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

MLS® #A2218332

**\$674,900**

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

Whitehorn, Calgary, Alberta

Welcome to this amazingly 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:**

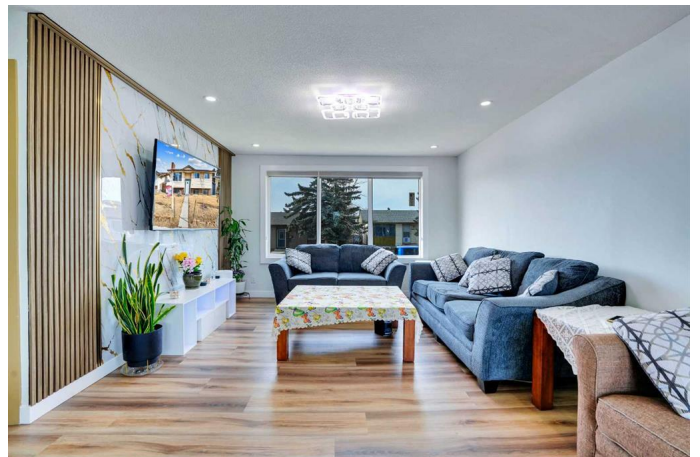
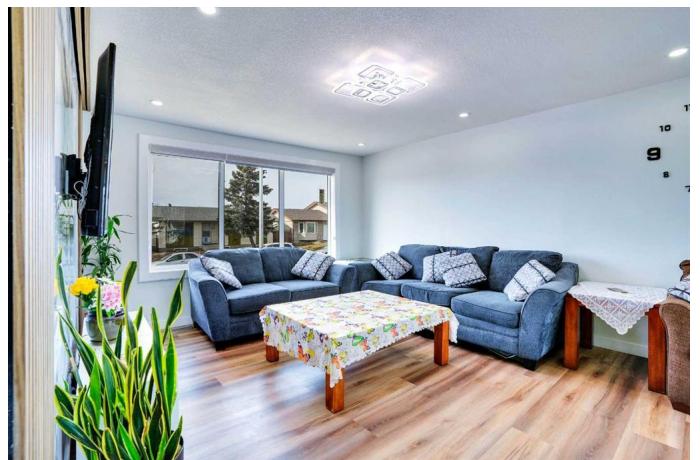
Spacious living room with a large front window, bringing in plenty of natural light  
Open-concept kitchen with dining area, featuring high-quality glossy cabinets and granite countertops, Three decent sized bedrooms, Two full washrooms. This house completely renovated with luxury vinyl plank flooring, 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® #	A2218332
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, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
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	May 6th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.