

# \$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:

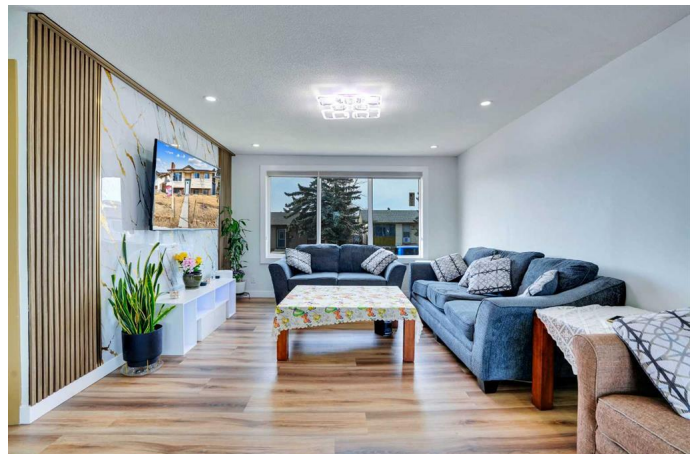
Spacious living room with a large front window, bringing in plenty of natural light  
Open-concept kitchen with dining area, featuring high-quality glossy cabinets and granite countertops, Three decent sized bedrooms, Two full washrooms. This house completely renovated with luxury vinyl plank flooring, 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	24
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
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