



## 3812 49 Street Calgary Alberta

\$674,900

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 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! (id:6769)

4pc Bathroom 8.83 Ft x 5.00 Ft  
 Bedroom 9.50 Ft x 9.25 Ft  
 Bedroom 12.42 Ft x 8.83 Ft  
 Bedroom 13.25 Ft x 10.17 Ft  
 Storage 5.58 Ft x 6.33 Ft  
 Furnace 12.50 Ft x 8.58 Ft  
 Living room 14.25 Ft x 14.75 Ft  
 Other 13.00 Ft x 11.83 Ft  
 Bedroom 12.33 Ft x 9.50 Ft

Primary Bedroom 13.33 Ft x 11.08 Ft  
 Bedroom 12.33 Ft x 9.50 Ft  
 4pc Bathroom 7.83 Ft x 7.83 Ft  
 4pc Bathroom 7.83 Ft x 4.92 Ft  
 Foyer 4.17 Ft x 6.50 Ft  
 Kitchen 13.33 Ft x 11.42 Ft  
 Dining room 13.33 Ft x 8.25 Ft  
 Living room 15.92 Ft x 12.75 Ft

Listing Presented By:



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