



3819 49 Street Calgary Alberta

\$599,000

VERY WELL KEPT FULLY FINISHED HOME | 5 BEDROOMS | WEST BACKYARD | OVERSIZED & INSULATED DOUBLE CAR GARAGE | UPDATED WINDOWS, DOORS, FURNACE, HOT WATER TANK, SHINGLES, FENCING AND MORE | UNSURPASSABLE LOCATION - CLOSE TO EVERYTHING! Extremely well maintained 1,180 sqft, 5 bedroom home with a west-facing backyard and an oversized and insulated double detached garage + RV parking. Perfectly located on a quiet street within walking distance to transit, schools, parks and a variety of shops and amenities. Numerous updates have been done over the years including new windows and doors (2018), new furnace and hot water tank (2018), new home roof shingles (2013) and outdoor improvements in 2024 with a new 6' side fence, a new 4' back fence, new gates and new stairs to the garage. Inside offers over 2,200 sq. ft. of developed space making it excellent for any large or growing family. Upgraded recessed lighting is found on all 4 levels. The living room invites relaxation while bayed windows stream in natural light. Clear sightlines into the dining room make hosting a breeze. The kitchen is a great layout with loads of cabinets and counterspace and a window above the sink. 3 spacious and bright bedrooms are found on the upper level including the primary with its own private ensuite. The lower level is home to 2 additional bedrooms each with their own unique features - 1 with built-ins for books and display, the other with a charming wood ceiling for a cozy chalet atmosphere. Gather in front of the fireplace in the finished basement and connect over movie and games nights, then refill drinks and snacks at the wet bar. Another full bathroom, laundry and ample storage are also on this level, further adding to your comfort and convenience. An enclosed deck (Sunroom) lets you enjoy the outdoors in almost any weather with protection from the sun, rain and bugs. Sun worshipers will l...

Recreational, Games room 13.25 Ft x 11.58 Ft

Storage 6.92 Ft x 8.08 Ft

Furnace 9.58 Ft x 9.92 Ft

4pc Bathroom 9.75 Ft x 4.92 Ft

Bedroom 16.50 Ft x 12.92 Ft

Dining room 8.92 Ft x 13.67 Ft

Kitchen 12.50 Ft x 13.58 Ft

Primary Bedroom 11.83 Ft x 14.58 Ft

Bedroom 8.25 Ft x 10.00 Ft

Bedroom 8.58 Ft x 10.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
LPT Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Bedroom 16.58 Ft x 11.75 Ft
Living room 19.75 Ft x 14.58 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft
4pc Bathroom 5.17 Ft x 9.00 Ft