



## 4823 34 Avenue Calgary Alberta

\$579,990

Welcome to this charming bi-level home located in the desirable community of Whitehorn, North East Calgary! This property sits on a generous 52-foot-wide lot with over 5,000 square feet of lot size and includes a double detached garage. The house offers 4 bed 2.5 bath and 1101 sqft above grade. As you enter the main floor, you are welcomed into a bright and inviting living room on the right. The main level also features two spacious bedrooms and one and a half baths, including a convenient half bath in the master bedroom for added privacy and functionality. The well-laid-out kitchen is located on the left, separated by a glass partition, adding a modern touch and enhancing the open-concept feel of the home. A dedicated washer and dryer are conveniently located on this floor, with a side door offering direct access to the backyard. The lower level boasts a large family room that can easily serve as a recreational space or game room, as well as a full bathroom and two additional bedrooms, providing versatile living space. With 1,101 square feet above grade and a similar amount of space on the lower level, this home offers ample room for families, first-time buyers, or investors. Nestled in a vibrant community, this home is close to schools, bus stops, and major roads like McKnight Boulevard and Stoney Trail. Essential amenities are just minutes away, with Peter Lougheed Hospital and Sunridge Mall both within a five-minute drive. This property presents a fantastic opportunity for first-time homebuyers looking to start their homeownership journey or investors interested in maximizing the RCG zoning for future infill development. With the option to live on the main floor and make updates to the basement, this home offers plenty of potential. Don't miss out on this unique opportunity in Whitehorn! Book your showing today and experience all this bi-level gem has to offer. Co...

4pc Bathroom 7.83 Ft x 4.92 Ft

Bedroom 13.25 Ft x 17.08 Ft

Bedroom 11.25 Ft x 8.58 Ft

Recreational, Games room 22.83 Ft x 20.33 Ft

Furnace 7.83 Ft x 8.00 Ft

2pc Bathroom 7.00 Ft x 5.50 Ft

Bedroom 10.50 Ft x 9.92 Ft

Dining room 12.08 Ft x 8.58 Ft

Kitchen 9.67 Ft x 9.25 Ft

Laundry room 5.42 Ft x 7.17 Ft

Living room 15.50 Ft x 14.67 Ft

Primary Bedroom 10.33 Ft x 18.67 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

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

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

