



3704 39 Street Calgary Alberta

\$609,900

2 BEDROOM ILLEGAL BASEMENT SUITE | 3 BEDROOM MAIN FLOOR UNIT | HIGH-EFFICIENCY FURNACE | RENOVATED AND UPDATED IN 2015 | LARGE YARD FOR OUTDOOR ENTERTAINING | PRIME LOCATION CLOSE TO EVERYTHING! Savvy investors and first-time buyers alike will appreciate this illegally suited property, ideally situated beside a green space and within walking distance to transit, schools, parks, shops, and amenities. This spacious and bright bungalow provides dual rental opportunities or ample space for multi-generational living. Upgrades include durable vinyl flooring, a high-efficiency furnace, and newer vinyl windows. The main floor is perfect for families, featuring a cozy living room with a stunning stone-encased fireplace. The open layout seamlessly connects the living and dining areas, creating an ideal space for entertaining. The kitchen, adorned with white cabinetry and a functional layout, includes a window overlooking the backyard--perfect for keeping an eye on the kids while they play. The primary bedroom serves as a serene retreat, complete with its own 2-piece ensuite for added convenience. Two additional bedrooms on this level are spacious and bright, with easy access to a 4-piece main bathroom. The basement offers a fully equipped illegal suite with a separate entrance, a full kitchen, and 2 generously sized bedrooms--adding incredible versatility, income potential or perhaps generational living. Step outside to a very large, sunny backyard with a 16x16 deck, garden boxes and a firepit area perfect for summer barbecues and outdoor gatherings. Located in the family-friendly community of Whitehorn, this home offers access to a vibrant community association with tennis courts, an ice rink, and a basketball court. With groceries, restaurants, and shops just around the corner, and proximity to Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall, and the airpor...

- 3pc Bathroom 4.67 Ft x 8.25 Ft
- Family room 12.83 Ft x 19.58 Ft
- Bedroom 8.25 Ft x 10.25 Ft
- Other 8.08 Ft x 11.67 Ft
- Dining room 6.50 Ft x 8.08 Ft
- Bedroom 9.33 Ft x 16.33 Ft

- Living room 12.00 Ft x 12.33 Ft
- Dining room 9.67 Ft x 12.42 Ft
- Kitchen 10.08 Ft x 12.42 Ft
- Primary Bedroom 11.08 Ft x 12.08 Ft
- Bedroom 9.50 Ft x 11.25 Ft
- Bedroom 8.08 Ft x 12.67 Ft

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Listing Presented By:



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Laundry room 4.92 Ft x 6.67 Ft

Furnace 4.00 Ft x 8.50 Ft

Other 5.17 Ft x 6.25 Ft

4pc Bathroom 7.42 Ft x 6.67 Ft

2pc Bathroom 4.83 Ft x 7.50 Ft