



# 3908 49 Street Calgary Alberta

\$604,900

Welcome to this fully renovated bi-level home located in the desirable community of Whitehorn. Conveniently situated close to schools, parks, walking paths, public transit, and the train station, this property offers both comfort and accessibility. The main floor features three well-sized bedrooms, a bright open-concept kitchen, and a spacious living room, ideal for family living. An independent laundry area adds convenience to the main level. The basement includes an illegal suite, offering two bedrooms, one full bathroom, and one half bathroom, along with a large living room and a kitchen with dining area. The basement has its own separate laundry, providing excellent potential for extended family use or rental income. This home has been extensively renovated, including new kitchens, updated bathrooms, new windows, new flooring, and modern lighting throughout. The exterior features a well-designed backyard with a detached double garage and paved back alley access. This property is ideal for families or investors looking for a move-in-ready home with rental potential in a well-established neighborhood. (id:6769)

- 2pc Bathroom 6.25 Ft x 4.92 Ft
- 4pc Bathroom 5.00 Ft x 8.83 Ft
- Bedroom 12.83 Ft x 10.92 Ft
- Bedroom 12.42 Ft x 7.83 Ft
- Other 13.75 Ft x 11.08 Ft
- Laundry room 8.17 Ft x 4.42 Ft
- Recreational, Games room 15.83 Ft x 11.08 Ft
- Storage 9.08 Ft x 3.92 Ft
- Furnace 5.75 Ft x 5.42 Ft
- Bedroom 11.50 Ft x 11.08 Ft

- Bedroom 11.08 Ft x 10.00 Ft
- Primary Bedroom 13.00 Ft x 10.50 Ft
- 4pc Bathroom 8.17 Ft x 4.92 Ft
- Foyer 6.67 Ft x 3.83 Ft
- Other 13.42 Ft x 11.50 Ft
- Living room 16.42 Ft x 13.83 Ft
- Laundry room 3.50 Ft x 2.83 Ft
- Other 5.33 Ft x 3.33 Ft
- Pantry 2.00 Ft x 2.00 Ft

Listing Presented By:



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