

# \$549,900 - 3908 49 Street Ne, Calgary

MLS® #A2243012

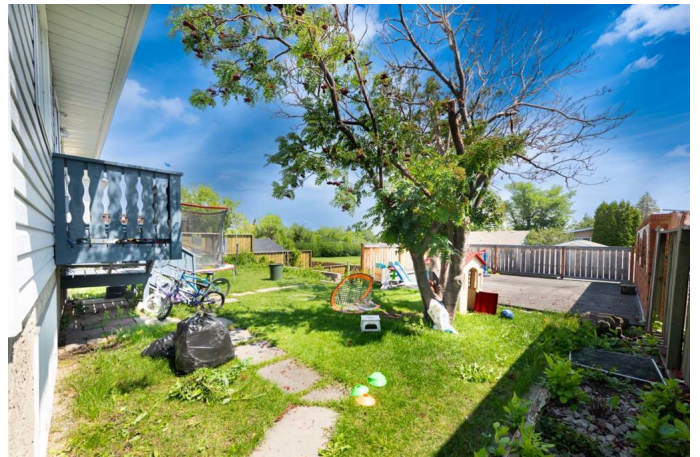
**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,048 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Savvy investors and first-time buyersâ€™ this illegally suited bi-level in Whitehorn offers serious income potential with two self-contained units, each with its own private laundry. The main level features a bright open-to-above foyer, a spacious living room with oversized windows, a sunny kitchen with ample storage, a large dining area, two generous bedrooms, and a 4-piece bathroom. The illegally suited basement has a separate entrance, big windows, a cozy family room with a brick wood-burning fireplace, a full kitchen with subway tile backsplash and plenty of cabinets, two more bedrooms, a 4-piece bathroom, laundry, and storage. Outside, youâ€™ll find an oversized double detached garage with paved lane access, a unique rooftop patio, a large landscaped yard with mature trees, a firepit, and charming brickwork. Located just one door down from a green space and playground that connects to Annie Gale Jr. High and Colonel J. Fred Elementary, and walking distance to transit, groceries, and shopping. This unbeatable location is also close to Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall, Calgary Airport, and major roadways. Whitehorn is a family-oriented community with an active association offering tennis courts, an ice rink, a basketball court, and year-round events. Live in one unit and rent the otherâ€™ or rent both and start generating income right away.



Built in 1975

## Essential Information

MLS® #	A2243012
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,048
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3908 49 Street Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2A6

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	4

## Interior

Interior Features	Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Pillar/Post/Pier

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	5
Zoning	R-CG

**Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.