



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3503 48 Street NE
Calgary, Alberta

MLS # A2293411



\$659,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,060 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Street Lighting | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows | | |

Inclusions: N/A

Beautifully upgraded bungalow on a prime corner lot in the heart of Whitehorn! This well-maintained home offers a rare combination of space, functionality, and income potential with a fully developed 2-bedroom basement suite (illegal) and a renovated 3-bedroom main floor. The main level features a bright, open layout with modern upgrades throughout, creating a warm and inviting living space. Recent improvements include a newer furnace and hot water tank, providing peace of mind and long-term value. Step outside to enjoy low-maintenance concrete patios at the front and back—perfect for relaxing or entertaining. The property truly shines with an oversized heated double garage and a gated drive-in yard, offering ample room for RV parking, additional vehicles, or work equipment. The fully developed basement includes a 2-bedroom (illegal) suite with shared laundry, ideal for extended family or as a mortgage helper. Located in a convenient, family-friendly neighborhood close to schools, shopping, public transit, and major roadways—this is an excellent opportunity for both homeowners and investors alike.