



GRASSROOTS
REALTY GROUP

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4227 49 Street NE
Calgary, Alberta

MLS # A2328804



\$425,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	819 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage		

Inclusions: Electric Stove, Refrigerator, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this charming and beautifully maintained bungalow, offering the perfect combination of comfort, functionality, and future potential. Thoughtfully updated throughout, this home features a bright open-concept kitchen that flows seamlessly into the spacious living and dining areas, creating an inviting space for everyday living and effortless entertaining. Every room has been well cared for, making this a truly move-in-ready home. The separate entrance provides excellent flexibility for future development, offering the potential to create a basement suite (subject to municipal approvals and permits). Whether you're a growing family looking for extra space or an investor hoping to expand your portfolio, this property presents an incredible opportunity with endless possibilities. Conveniently located near schools, shopping centers, major malls, public transit, bus routes, and the C-Train, everything you need is just minutes away. Commuting is a breeze with quick access to Deerfoot Trail, Stoney Trail, and other major roadways, while Calgary International Airport is only a short drive away. Enjoy an active lifestyle with nearby parks, walking pathways, playgrounds, and tennis courts, making this a wonderful place to call home.