

\$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

First-time buyer or investor? This illegally suited bi-level in Whitehorn is a money-maker. Live upstairs and rent the basement—or rent both and cash flow right away. Each unit has its own laundry, kitchen, 2 bedrooms, and full bath. You’ll love the rooftop garage patio, big yard with firepit, and walking distance to schools, parks, transit, and shops. Great setup, great location, real income potential.

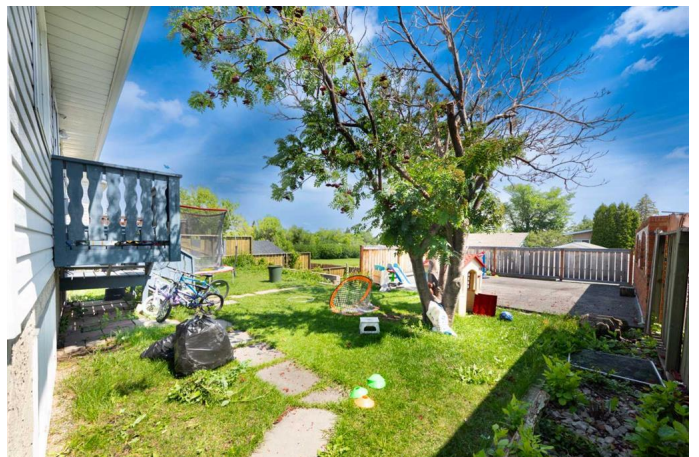
Built in 1975

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	8
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.