

# \$570,000 - 4212 49 Street Ne, Calgary

MLS® #A2119112

**\$570,000**

5 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming bungalow in Whitehorn with over 2450 sq ft living space. Featuring 3 bedrooms upstairs and 2 bedrooms plus a playroom downstairs, there's plenty of space for everyone. Step inside to discover beautiful hardwood floors and a welcoming open layout. The primary bedroom boasts its own bathroom, while two more spacious rooms await upstairs. The finished basement adds extra living space, with 2 bedrooms and another playroom. Please note, the basement does not have a separate entrance; it's accessible as soon as you enter the property. This home is conveniently located close to elementary and junior high schools, with a high school accessible by one bus ride. Plus, there are plenty of bus stops nearby, and parks and tennis courts are within walking distance. Outside, the backyard is vast and has even been the setting for 2 weddings! The spacious garage has been recently renovated and includes a fireplace and central vacuum system.

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2119112  |
| Price      | \$570,000 |
| Sold Price | \$556,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,280       |
| Acres          | 0.11        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4212 49 Street Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 2Z3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters                                                                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                          |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas                                                                                               |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full, Suite                                                                             |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Fire Pit, Playground |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 1st, 2024  
Date Sold                        April 12th, 2024  
Days on Market                11  
Zoning                            R-C1  
HOA Fees                        0.00

**Listing Details**

Listing Office                    CIR Realty

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