

3515 42 Street NE
Calgary, Alberta

MLS # A2198454



\$469,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	959 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	See Remarks
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: None

Welcome to this bungalow-style semi-detached home in the heart of Whitehorn, Calgary NE! This versatile property offers a total of 5 bedrooms and 3 full bathrooms, and two living room, making it perfect for families, and investors. Main Floor: 3 decent-sized bedrooms, each with closets 1 full washroom A bright and spacious living room with a large front-facing window A fully equipped kitchen featuring a stainless steal dishwasher, fridge, electric stove, and tiled flooring Finished Basement (Illegal Suite): 2 additional bedrooms and one living room 2 full washrooms A well-designed layout that allows the basement to be divided into two separate sections: One section with 1 bedroom, a kitchen, and a full washroom Another section with 2 bedrooms and a full washroom Exterior & Location: Parking pad (driveway) in the front for convenient off-street parking Large backyard, perfect for outdoor activities and gatherings Located in the well-established community of Whitehorn, close to schools, parks, shopping, public transit, and major roadways Don't miss out on this fantastic opportunity—whether you're looking for a spacious family home or a great investment property, this one checks all the boxes! Contact us today to schedule a viewing!