



THE
A-TEAM

**RE/MAX
FIRST**

3511 48 Street, Calgary T1Y1S3

MLS®#: **A2194772**

Area: **Whitehorn**

Listing Date: **02/19/25**

List Price: **\$515,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,025**
Low Sqft:
Ttl Sqft: **1,025**

Lot Information

Lot Sz Ar: **4,994 sqft**
Lot Shape:

DOM

3
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`2" x 13`11"
Dining Room	Main	10`11" x 9`10"
2pc Ensuite bath	Main	7`3" x 4`0"
Foyer	Lower	6`5" x 3`1"
Family Room	Basement	16`5" x 10`4"
Bedroom	Basement	12`3" x 9`11"
3pc Bathroom	Basement	6`7" x 4`3"

Room	Level	Dimensions
Kitchen	Main	13`2" x 10`0"
Bedroom - Primary	Main	12`10" x 11`7"
Bedroom	Main	12`11" x 7`11"
4pc Bathroom	Main	7`3" x 4`11"
Game Room	Basement	20`7" x 9`3"
Laundry	Basement	8`3" x 7`9"
Furnace/Utility Room	Basement	5`5" x 5`0"

Title:
Fee Simple
 Legal Desc:

7410227

Zoning:
Residential R-CG

Remarks

Pub Rmks: **Nestled in the heart of Whitehorn, this spacious bi-level home offers the perfect blend of comfort, convenience, and modern updates. With 1,025 sqft on the main level and an additional 955 sqft in the fully developed basement, this 3-bedroom, 2.5-bathroom home provides ample space for families, entertainers, and those looking for extra room to grow. Step inside to discover a bright and inviting main floor, featuring a thoughtfully designed kitchen with a large island, cooktop, wall oven, and stainless-steel fridge—ideal for meal prep, entertaining, and everyday living. The open-concept layout flows seamlessly into the dining and living areas, creating a warm and welcoming atmosphere. The spacious primary bedroom is a retreat in itself, complete with a 2-piece ensuite for added privacy. A second well-sized bedroom and a full 4-piece bathroom complete the main level. The lower level of this home offers even more versatile living space, including a large family room featuring a beautiful brick fireplace and built-in shelving, making it the perfect spot for relaxing on chilly evenings. A third bedroom provides additional accommodation, while the full 4-piece bathroom ensures convenience for guests or family members. The laundry room and ample storage areas add practicality, making this lower level not only comfortable but also highly functional. If you love outdoor living, this home has you covered! The huge backyard is low-maintenance yet offers plenty of space for relaxation and entertainment. Whether you're hosting summer barbecues or enjoying a quiet evening under the stars, the large deck is the perfect spot to unwind. The oversized double garage provides secure parking, extra storage, and workshop potential—ideal for hobbyists or those needing additional space for vehicles and gear. Living in Whitehorn - A Thriving Community Whitehorn is one of Calgary's most established and family-friendly communities, offering a wide range of amenities, schools, and parks. Residents enjoy easy access to: Whitehorn LRT Station - Quick and convenient transit options Schools & Daycares - Several elementary and secondary schools nearby Parks & Green Spaces - Perfect for families, fitness enthusiasts, and pet owners Sunridge Mall & Shopping Centers - Plenty of retail, grocery stores, and restaurants Major Roadways - Quick connections via Stoney Trail, McKnight Blvd, and 16 Ave With a strong sense of community, friendly neighbors, and convenient city access, Whitehorn is an excellent choice for families, professionals, and investors alike. Don't Miss This Fantastic Opportunity! This well-maintained bi-level home in Whitehorn is a rare find with its spacious layout, upgraded features, and prime location. Whether you're looking for a place to call home or a great investment opportunity, this property is a must-see.**

Inclusions:
 Property Listed By: **Basement Desk
 RE/MAX Key**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









