

\$599,990 - 4823 34 Avenue Ne, Calgary

MLS® #A2223134

\$599,990

5 Bedroom, 3.00 Bathroom, 1,097 sqft

Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming bi-level home located in the desirable community of Whitehorn, North East Calgary! This property sits on a generous 52-foot-wide lot with over 5,000 square feet of lot size and includes a double detached garage. The house offers 5 bed (3 on the main level and 2 downstairs) 2.5 bath and an illegal suite in the basement. As you enter the main floor, you are welcomed into a bright and inviting living room on the right. The main level also features three spacious bedrooms and one and a half baths, including a convenient half bath in the master bedroom for added privacy and functionality. The well-laid-out kitchen is located on the left, adding a modern touch and enhancing the open-concept feel of the home. A dedicated washer and dryer are conveniently located on this floor, with a side door offering direct access to the backyard. The lower level offers an illegal suite with a full bathroom and two additional bedrooms, providing versatile living space. This home offers ample room for families, first-time buyers, or investors. Nestled in a vibrant community, this home is close to schools, bus stops, and major roads like McKnight Boulevard and Stoney Trail. Essential amenities are just minutes away, with Peter Lougheed Hospital and Sunridge Mall both within a five-minute drive. This property presents a fantastic opportunity for first-time homebuyers looking to start their homeownership journey or investors interested in maximizing the RCG zoning for future infill



development (subject to city approval).
Don't miss out on this unique opportunity
in Whitehorn! Book your showing today and
experience all this bi-level gem has to offer.
Contact your favorite realtor to arrange a tour.

Built in 1974

Essential Information

MLS® #	A2223134
Price	\$599,990
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,097
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4823 34 Avenue Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 1R7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer,

	Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

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.