

# \$432,000 - 3632 39 Street Ne, Calgary

MLS® #A2255742

**\$432,000**

5 Bedroom, 2.00 Bathroom, 1,027 sqft  
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Beautifully Updated 5-Bedroom Bilevel | RC-2  
Zoning | Income Potential

This well-maintained bilevel home is move-in ready and full of value with new stucco, a newer furnace, and a freshly poured concrete driveway. Offering over 1,800 sq. ft. of living space, this property is perfect as a family home or an income-generating investment.

The main level features 3 spacious bedrooms, an open-concept living and dining area, and a bright kitchen filled with natural light. The lower level boasts a 2-bedroom illegal suite with large windows, a side separate entrance, and excellent rental potential.

Backing directly onto green space, you can watch your kids walk to school from your backyard. Enjoy the convenience of being just minutes to the LRT station, shopping, and all amenities—saving time and gas.

?? RC-2 zoning for future flexibility

?? Great for first-time buyers or savvy investors

?? Immaculate condition and ready to move in

Don't miss this rare opportunity to own a home that combines location, upgrades, and cash-flow potential!

Built in 1981



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255742               |
| Price          | \$432,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.07                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3632 39 Street Ne |
| Subdivision | Whitehorn         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 5H6           |

## Amenities

|                |                            |
|----------------|----------------------------|
| Parking Spaces | 2                          |
| Parking        | Off Street, Parkade, Paved |
| # of Garages   | 2                          |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                     |
| Appliances        | Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | Other                                                               |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full, Suite                                               |

## Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Playground, Private Yard                                                                          |
| Lot Description   | Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance Landscape, No Neighbours Behind |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingle    |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 8                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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