

\$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	5
Zoning	R-CG

Listing Details

Listing Office	CIR 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.