

\$439,000 - 360 Tartan Circle W, Lethbridge

MLS® #A2214641

\$439,000

4 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0.10 Acres

West Highlands, Lethbridge, Alberta

Flexible Living in the Heart of the Highlands
â€“ Welcome to Tartan Circle!

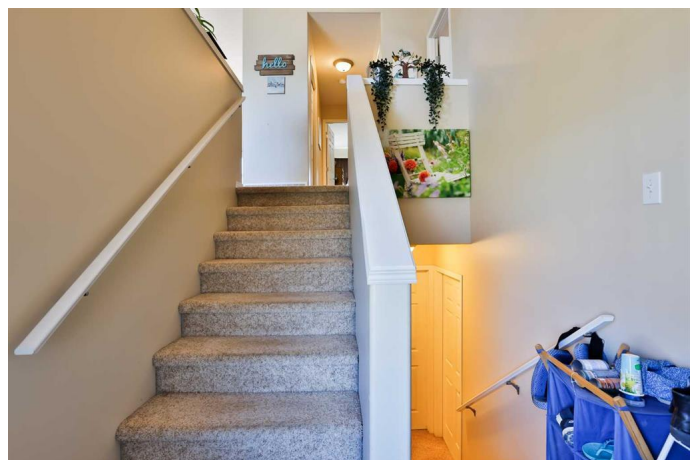
Discover the perfect blend of convenience and opportunity in this bi-level home, ideally situated in the highly sought-after Highlands Subdivision in West Lethbridge. With shopping, schools, parks, and other amenities just a stone's throw away, this property offers the best of location and lifestyle.

This homeâ€™s design provides exceptional flexibility, making it ideal for various buyers. The illegal basement suite offers a fantastic opportunity for investors, extended families, or those looking to live upstairs and rent out the lower unit to supplement their income.

The main floor features an open-concept layout, with 2 bedrooms and 1 full bathroom, creating a bright and welcoming space to call home. The walk-out lower level also boasts 2 bedrooms and 1 full bathroom, with its own separate entrance for added privacy and convenience. Laundry is shared but is set up ideally with 2 separate, locked entrances!

Parking is a breeze with the attached single garage and double rear parking pad, providing plenty of space for vehicles, guests, or additional storage.

Whether youâ€™re looking for a family home, an investment property, or both, this home



checks all the boxes. Don't miss your chance to make Tartan Circle your next address—schedule your private viewing today!

Built in 2006

Essential Information

MLS® #	A2214641
Price	\$439,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	987
Acres	0.10
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	360 Tartan Circle W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 4Z3

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Zoning	R-SL

Listing Details

Listing Office	Grassroots Realty Group
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