



GRASSROOTS
REALTY GROUP

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636 Whiteridge Road NE
Calgary, Alberta

MLS # A2215245



\$699,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1976 (49 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Amazing Cairns Bungalow in Whitehorn! Located just one block from three schools, this fantastic, well-kept bungalow is full of charm and sunshine. The main floor features a bright living room with a beautiful bow window and a brick-facing fireplace, a welcoming dining room, and a kitchen with tile flooring. Sunlight pours into the living areas, hallway, and all three bedrooms, creating a warm, inviting atmosphere. The fully developed basement offers a spacious family room, a 4-piece bathroom, and an office—perfect for work or relaxation. Outside, enjoy the gorgeous landscaping and a beautiful, private backyard. Additional features include a 22x23 insulated and heated garage, a paved back alley, and a built-in vacuum system. All appliances are included. Conveniently located within walking distance to schools and playgrounds, this home is great for living, investing, or both!