



GRASSROOTS
REALTY GROUP

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15 Whitehaven Road NE
Calgary, Alberta

MLS # A2215399



\$624,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,000 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage		

Inclusions: Basement Refrigerator, Washer/Dryer, Electric Range

Whether you're a first-time buyer or a savvy investor, this move-in ready property offers outstanding value and flexibility. Boasting 5 bedrooms and 2 full bathrooms, including a fully legal basement suite, this home is perfect for multi-generational families, guests, or rental income. The main level features a bright, open-concept living and dining area with large windows that flood the space with natural light. The spacious kitchen includes ample cabinetry and direct access to a large rear deck — ideal for morning coffee or summer BBQs. Three well-sized bedrooms and a full bathroom complete the main floor. The legal basement suite includes full kitchen, two large bedrooms, full bathroom, separate laundry, and a cozy living area — offering privacy and comfort for extended family or tenants. Enjoy the expansive rear deck for entertaining or relaxing outdoors. A detached double-car garage plus additional parking adds both convenience and value. This is a fully renovated home, offering modern finishes and peace of mind — all you need to do is move in and enjoy. This warm and versatile bi-level home is ideally situated just a 5-minute walk from Whitehorn LRT Station. With exceptional proximity to Sunridge Mall, multiple grocery and convenience stores, Peter Lougheed Hospital, Calgary International Airport, and several schools, this location is most desirable for both homeowners and investors. Located in a family-friendly, amenity-rich neighborhood, with easy access to transit, shopping, healthcare, and major employment hubs — this property is a must-see. Don't miss your chance! Schedule a private viewing with your preferred Realtor today and discover the potential this exceptional home offers.