



GRASSROOTS
REALTY GROUP

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563 Whitehorn Way NE
Calgary, Alberta

MLS # A2223492



\$559,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,803 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Handyman Special with Huge Potential & Oversized Garage and Prime Location! Calling all renovators, visionaries, and DIY enthusiasts! This handyman special is your golden opportunity to transform a spacious property into your dream home or next investment. With nearly 2,400 sq ft of developed space, this home offers incredible value and endless potential. Step inside and you'll find hardwood flooring throughout, waiting to be brought back to life. The expansive crawl space provides an enormous amount of storage, keeping your living areas clutter-free. Car lovers and hobbyists will be thrilled by the 23.3 x 23.2 ft oversized double garage, featuring high ceilings to accommodate large trucks or custom setups—perfect for work, storage, or a workshop. Enjoy the sunshine in the large, south-facing backyard, ideal for gardening, entertaining, or simply soaking up the sun. The property is being sold as-is, giving you full control to make it your own. Conveniently located close to schools, playgrounds, transit, and major roads/highways, this home offers easy access to everything you need while being tucked into a family-friendly neighbourhood. Don't miss your chance to unlock the full potential of this diamond in the rough—opportunities like this are rare!