



GRASSROOTS
REALTY GROUP

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12 Whitefield Crescent NE
Calgary, Alberta

MLS # A2224915



\$774,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,004 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Greenbelt, Landscaped, Level, Rectangular Lot		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NONE

Presenting a rare opportunity to own a well-maintained and spacious residence in one of Whitehorn's most desirable locations. Situated on a quiet street and backing directly onto expansive green space and a playground, this property is within walking distance of Annie Gale Junior High, Colonel J. Fred Elementary, and St. Wilfred Elementary schools—an ideal setting for families. This two-storey home offers over 2,000 sq. ft. of above-grade living space. The main level features a formal living room, dining room, family room, and a versatile bedroom. The upper level includes three generously sized bedrooms, including a primary suite complete with a private 4-piece ensuite. The fully developed basement enhances the living space with a large recreation room, an additional bedroom, a full bathroom, a den, and a bar—providing ample space for extended family or entertaining guests. Significant updates have been completed over the years, including newer shingles, dual furnaces, upgraded kitchen cabinetry and countertops, a renovated upstairs bathroom, and modern appliances. Conveniently located just minutes from the Whitehorn LRT station, shopping centres, and Peter Lougheed Hospital, this home combines space, functionality, and an outstanding location. This is a rare opportunity—schedule your private viewing today.