



GRASSROOTS
REALTY GROUP

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699 Whiteridge Road NE
Calgary, Alberta

MLS # A2231491



\$409,910

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	973 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to 699 Whiteridge Road NE, a charming and cozy semi-detached home nestled in the heart of Whitehorn! This well-kept 3-bedroom, 1.5-bathroom property is perfect for families, first-time buyers, or investors alike. The well kept living and dining area provides a welcoming space, flooded with natural light, while the kitchen boasts plenty of counter and cabinet space for all your culinary needs. Upstairs, you'll find three generous bedrooms, including a master bedroom with ample closet space. The fully fenced backyard offers privacy and a great area for outdoor activities, or simply relaxing. With easy access to schools, shopping, public transportation, and parks, this home offers unbeatable convenience in a friendly neighborhood. Whether you're looking to settle into a warm community or add to your investment portfolio, this property is full of potential.