



**GRASSROOTS**  
REALTY GROUP

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**699 Whiteridge Road NE**  
**Calgary, Alberta**

**MLS # A2231491**



**\$409,910**

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

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

<b>Inclusions:</b>	None
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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.