



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**218 Whitman Place NE**  
**Calgary, Alberta**

**MLS # A2240914**



**\$435,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Storage Shed, T.V.-2, Basement Couch, Treadmill, Queen Mattress & frames-5, Study Tables-5, Study chairs-5, basement refrigerator.

Just an 8-minute walk to Whitehorn LRT! This fully developed semi-detached bungalow offers incredible value for investors or large families. Featuring 909 Sq.Ft on the main level plus 836 Sq.Ft in the finished basement, with 6 bedrooms total &mdash; 3 up and 3 down. Basement bedroom windows have been enlarged for added safety. The main floor includes a large front living room, dining area across from the kitchen, and a kitchen with stainless steel appliances. The basement offers a spacious rec room and laundry area. Currently rented by 5 tenants, generating \$3,600/month in rental income. With 20% down, projected positive cash flow of approx. \$1,500/month after property taxes. Updates over the years include newer kitchen, appliances, and water heater. Located on a quiet cul-de-sac with a playground nearby, close to shopping, schools, Peter Lougheed Hospital, and transit. Parking for 2 vehicles in rear stalls plus ample street parking. A great opportunity for cash-flow investors or families needing space &mdash; this one won't last!