



**GRASSROOTS**  
REALTY GROUP

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**155 Whiteglan Crescent NE**  
**Calgary, Alberta**

**MLS # A2241524**



**\$549,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Storage		

**Inclusions:** Fridge, electric range and dishwasher in basement suite.

Welcome to this beautiful bungalow ideally situated in the desirable community of Whitehorn, backing directly onto a peaceful green space. This home offers a spacious and functional layout, featuring a bright open-concept living room just off the entry, a formal dining area, and a warm oak kitchen complete with sleek black appliances. The main floor includes three generously sized bedrooms and a full bathroom, perfect for families or those needing extra space. The basement suite (illegal) is fully developed and features a large living area, full kitchen, one bedroom, a full bathroom, and ample storage. A shared utility/laundry room adds to the home's convenience. Outside, enjoy a large backyard with a spacious deck, separate entry to the basement, and a double detached garage accessible via the back lane. Sitting on an oversized lot, this property is ideally located steps away from walking paths, transit, and a wide range of amenities. This is a fantastic opportunity in a wonderful neighbourhood—don't miss your chance to view this incredible home. Book your showing today!