



GRASSROOTS
REALTY GROUP

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123 Whiteridge Place NE
Calgary, Alberta

MLS # A2241716



\$519,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,030 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)		

Inclusions: N/A

ATTENTION INVESTORS & SAVVY HOME BUYERS! This 5-bedroom home is located on a quiet cul-de-sac in the sought-after community of Whitehorn. With separate entrances and separate laundry for each level, this property offers an ideal setup to live up and rent down, or rent both units for maximum income potential. This home has been well maintained and upgraded over the years, offering peace of mind for the next owner. All windows were replaced in 2016 and meet egress requirements for safety and comfort. A sump pump and new roof were added in 2018. Inside, enjoy modern roller blinds (2025) and updated furnace and hot water tank for year-round efficiency and reliability. The upper level features a beautifully updated 3 bedroom layout with new appliances, new flooring throughout, modern finishes, and a stylish kitchen that opens to a bright living and dining space, perfect for everyday living or entertaining. The lower level offers a spacious 2-bedroom suite with its own full kitchen, 4-piece bathroom, generous living area, and private laundry. Whether you're accommodating family, tenants, or looking for a mortgage helper, this setup delivers. Outside, enjoy a detached garage, two additional off-street parking spots, and a fully fenced, manicured backyard with plenty of space for relaxing or entertaining. Unbeatable location: just a 4-minute walk to Annie Gale School, 8 minutes to St. Wilfred School, close to parks, shopping, transit, and only 11 minutes to YYC Airport. Whitehorn is a well-established community known for its schools, parks, walkability, and easy access to the Whitehorn LRT Station, making it ideal for families, commuters, and investors alike. This is a rare opportunity to own a versatile, income-generating property in a strong rental market. Book your showing today!

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