



GRASSROOTS
REALTY GROUP

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4024 Whitehorn Drive NE
Calgary, Alberta

MLS # A2242938



\$569,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,346 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Electric stove, dishwasher, Refrigerator, washer/Dryer.

Discover this fantastic four-level split detached home in the highly sought-after community of Whitehorn! This spacious property offers incredible versatility and ample room for the whole family, with potential for extended living or rental income. As you step inside, you're greeted by a generous living room that flows seamlessly into the kitchen and dining area — perfect for everyday living and entertaining. The main floor also features an additional living room that opens directly onto the backyard, creating a wonderful indoor-outdoor connection. Upstairs, you'll find two good-sized bedrooms and a comfortable master bedroom complete with its own private washroom and closet. A full main washroom on this level serves the other bedrooms. The lower levels offer even more living space! The basement boasts a convenient side entrance, leading to a large living room and a bedroom with a full washroom. On the lowest level, there's another bedroom, a kitchen, and a washroom. While the basement could use some renovations, it's currently occupied by tenants, offering immediate income potential. Outside, the backyard features a double, oversized detached garage, providing plenty of parking and storage. You'll also appreciate the peace of mind that comes with a recently replaced roof and gutters. Key Features: Four-level split detached home Sought-after Whitehorn community Multiple living areas Total of five bedrooms and four washrooms Basement with side entrance (currently tenant-occupied with renovation potential) Double, oversized detached garage New roof and gutters Located in a prime Calgary neighborhood, this home is close to schools, parks, shopping, and public transit. Don't miss this opportunity to own a versatile property in Whitehorn!

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