



GRASSROOTS
REALTY GROUP

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

36 Whitehaven Road NE
Calgary, Alberta

MLS # A2244616



\$599,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,072 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, See Remarks, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: n.a

FULLY RENOVATED | CORNER LOT | ILLEGAL SUITE WITH SEPARATE ENTRANCE & LAUNDRY | BACKYARD & LANE ACCESS | 3 BEDROOMS + 3 BATHROOMS | OVER 1,500 SQFT OF LIVING SPACE Welcome to this beautifully updated home – perfect for first-time buyers or investors. Situated on a prime corner lot with schools, shops, and parks nearby, this property combines modern finishes with practical design. The main floor features an open-concept layout with a spacious living area, a cozy fireplace, and large windows that flood the home with natural light. The kitchen offers ample cabinetry, sleek design, and stainless steel appliances. Upstairs, the primary bedroom includes a private ensuite and balcony access, while two additional bedrooms share a 4-piece bathroom. Outside, enjoy a fenced backyard, a large deck for entertaining, and the added bonus of back lane access. The basement is a major highlight – featuring a walk-up illegal suite with its own laundry area, making it ideal for extended family or rental potential.