



GRASSROOTS
REALTY GROUP

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

**723 Whitehill Way NE
Calgary, Alberta**

MLS # A2246477



\$499,900

Division:	Whitehorn		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,061 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Landscaped, Level, Low		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-CG d40
Utilities:	-

Inclusions: Drawer cabinet beside freezer, Wardrobe, two shelves in laundry room, 2 ceiling fans, dining room table and 5 chairs.

Absolutely immaculate one owner end unit bungalow home! Purchased brand new 48 years ago and lived in by the same owner and it shows!! Features include 1061 sq ft on the main floor with 3 bedrooms with a bay window in the primary bedroom. Kitchen is like new with a large dining area and built in china cabinet. Upgraded 4 piece main bath. Patio doors to a good sized composite deck. Vinyl plank flooring 5 years ago, window coverings 5 years ago and painted 5 years ago. Lower level has a family room, 4th bedroom, 1/2 bath and workshop plus tons of storage. Furnace changed in 2009, and tankless instant hot water. The landscaping is always maintained. The private yard has a beautiful brick patio with pergola and an oversized single garage. There is also room for extra parking beside. Nothing to do but move in! Call your Realtor now to book a showing.