



GRASSROOTS
REALTY GROUP

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707 Whitehill Way NE
Calgary, Alberta

MLS # A2248429



\$475,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,066 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Central
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

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

Inclusions: n/a

This bright and inviting 3-bedroom, 2-bathroom half duplex sits on a desirable corner lot in a quiet, family-friendly street. The main level offers a spacious living room filled with natural light, a functional kitchen with plenty of cabinet space, and a dining area perfect for gatherings. Three comfortable bedrooms and a full bath are conveniently located on the same level, making it ideal for all ages. The fully finished basement adds versatility with a second bathroom and extra living space for a rec room, home office, or guest area. Step outside to your private backyard, perfect for summer BBQs, gardening, or relaxing — with the added convenience of a back lane. The corner lot provides extra space and privacy, while the location is just steps from green space, parks, and walking paths. Enjoy the convenience of being close to a plaza with shops, restaurants, and essential amenities, plus easy access to schools and public transit. Whether you're a first-time buyer or investor, this home offers a rare combination of comfort, space, and location.