



GRASSROOTS
REALTY GROUP

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119 Whiteridge Place NE
Calgary, Alberta

MLS # A2249337



\$425,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,129 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-CG d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Shed

Welcome to this well-cared for 2-storey half duplex in the heart of Whitehorn. This home sits on a spacious PIE-SHAPED LOT and offers both comfort and potential. As you step inside, the living room is immediately to your left offering a bright and inviting space. The kitchen features classic oak cabinets and laminate countertops, along with a spacious dining area. The main floor also features an updated half bath. Upstairs, you'll find three generously sized bedrooms and a full bathroom, making it a practical setup for families. The FULLY FINISHED BASEMENT adds extra living space, with a cozy recreation room, plus a laundry area, storage, and a mechanical room. Outside, enjoy a HUGE FENCED YARD, perfect for kids, pets, or gardening, along with a PAVED PARKING PAD for convenience. This home has been carefully maintained over the years and is in very good condition! Move-in ready today with the opportunity to update over time. Whitehorn is a vibrant, family-friendly community with schools, parks, shopping, Peter Lougheed Hospital, fire station, and the LRT all minutes away. This home is an excellent choice for first-time buyers, families, or investors looking for value in a great location. Book your private showing today!