



GRASSROOTS
REALTY GROUP

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4220 Whitehorn Drive NE
Calgary, Alberta

MLS # A2249476



\$599,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this charming and well-kept bungalow located in the heart of Whitehorn, a quiet and family-friendly community in NE Calgary. This versatile home offers a fully developed legal basement suite with a private separate entrance and a double detached garage, accessed through a paved back alley, ideal for homeowners and investors alike. With a total of 5 spacious bedrooms and 2 full bathrooms, this property provides plenty of space for growing families, multi-generational living, or those seeking rental income. The main floor features a bright and airy living room that flows nicely into the dining area, creating a warm and inviting space for everyday living and entertaining. The kitchen is well-appointed with ample cabinetry and counter space, making it both practical and functional for family meals and gatherings. This level also includes 3 generously sized bedrooms and a full 4-piece bathroom. The legal basement suite is thoughtfully laid out and offers 2 additional bedrooms, another 4-piece bathroom, a large family room, and a second fully equipped kitchen. It's perfect for tenants, extended family, or as a mortgage helper. A shared laundry area ensures convenience for both upper and lower levels. Recent updates to the home include a newly renovated washroom and three new bedroom windows on the main floor (2021), a newer furnace, and brand new fridge and dishwasher on the main level—adding both comfort and functionality for the new owners. The oversized double detached garage provides plenty of room for vehicles, storage, or a workshop. The paved back alley makes access easy and clean year-round. Ideally located just steps from elementary and junior high schools, shopping centers, parks, playgrounds, and public transit. Whitehorn LRT station and major roadways are only minutes away, making commuting across the city

simple and stress-free. This is a great opportunity for first-time buyers, families, or investors looking for a move-in-ready home with rental potential in a desirable neighborhood. Don't miss your chance to own this wonderful property in Whitehorn. Contact your favorite realtor today to book a private tour!