12 Whitmire Bay NE
Calgary, Alberta

MLS # A2251514

$399,900

Division:	Whitehorn
Type:	Residential/House
Style:	2 Storey
Size:	1,179 sq.ft.
Age:	1981 (44 yrs old)
Beds:	5
Baths:	2 full / 1 half
Garage:	Carport
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Cleared, Cul-De-Sac, Level, Pie Shaped Lot

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

OPEN HOUSE WEDNESDAY AUGUST 27 BETWEEN 5PM-8PM. Investor and First-Time Home Buyer Alert! Welcome to 12 Whitmire Bay NE, a beautifully renovated and move-in-ready home nestled on a quiet cul-de-sac in the sought-after community of Whitehorn. Ideally located within walking distance to shopping, schools, parks, and the C-Train station, this property offers the perfect blend of convenience and income potential—whether you're looking to invest or call it home. This spacious residence features a total of 5 bedrooms and 2.5 bathrooms, making it well-suited for large families or those interested in generating rental income. The fully developed basement, includes two bedrooms and a full bathroom, offering excellent potential for a secondary suite. (subject to city approval). Extensive updates throughout the home include updated vinyl windows along with beautifully renovated bathrooms and a modern, chef-inspired kitchen. The kitchen is finished with Italian marble accents, quartz countertops, and sleek European-style cabinetry, delivering both elegance and functionality. Don’t miss this incredible opportunity to own a high-potential property in one of Northeast Calgary’s most established and transit-accessible neighbourhoods. Book your private showing today!