



**GRASSROOTS**  
REALTY GROUP

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**115 Whitman Place NE**  
**Calgary, Alberta**

**MLS # A2254928**



**\$549,000**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                         |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | Bungalow                          |               |                   |
| <b>Size:</b>     | 1,300 sq.ft.                      | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 4                                 | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Cul-De-Sac |               |                   |

|                    |                                   |
|--------------------|-----------------------------------|
| <b>Heating:</b>    | Forced Air                        |
| <b>Floors:</b>     | Carpet, Vinyl Plank               |
| <b>Roof:</b>       | Asphalt Shingle                   |
| <b>Basement:</b>   | Finished, Full, Suite             |
| <b>Exterior:</b>   | Vinyl Siding                      |
| <b>Foundation:</b> | Poured Concrete                   |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** N/A

Check out this well-maintained bungalow on a corner lot in the desirable community of Whitehorn! Offering 3 bedrooms & 1.5 bathrooms on the main floor plus an income generating illegal suite in the basement, this home is ideal for large families or investors. Key Features: Bright main floor with a spacious kitchen & breakfast nook Primary bedroom with ensuite bath Newer vinyl plank flooring & updated windows Fully developed basement with family room & wood-burning stove Parking Galore: Oversized single garage, additional driveway parking, RV parking, plus lots of on-street parking thanks to the corner lot! Prime Location: Walking distance to schools, Sunridge Mall, LRT, and Peter Lougheed Hospital. Quick access to major routes and just a short drive to the airport. This property is a fantastic opportunity—whether you’re looking for a family home or an investment with great rental potential!