



**GRASSROOTS**  
REALTY GROUP

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**537 Whiteland Drive NE**  
**Calgary, Alberta**

**MLS # A2255227**



**\$475,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this spacious and renovated 6-bedroom, 2-bathroom semi-detached home located in the desirable community of Whitehorn! Featuring a bright and functional layout, this home includes an illegal basement suite &ndash; perfect for extended family or rental potential. Recent updates throughout offer modern comfort and style, making it move-in ready. Enjoy your own private yard with back lane access and potential to build a detached garage (subject to city approval). Ideally located just steps from schools, playgrounds, shopping, transit, and more &ndash; this is a fantastic opportunity for first-time buyers, investors, or large families looking for space and convenience. Don&rsquo;t miss out &ndash; book your showing today!