



GRASSROOTS
REALTY GROUP

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115 Whitman Place NE
Calgary, Alberta

MLS # A2256622



\$549,000

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

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

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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 Newer vinyl plank flooring Fully developed basement 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!