



GRASSROOTS
REALTY GROUP

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5190 Whitestone Road NE
Calgary, Alberta

MLS # A2260315



\$619,800

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,379 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: DISHWASHER, DRYER, ELECTRIC STOVE, REFRIGERATOR, WASHER, WINDOW COVERINGS, GARAGE CONTROL, GARAGE REMOTE

Welcome to this versatile and beautifully updated property located at 5190 Whitestone Road NE in Whitehorn! Nestled on a quiet street, this home offers incredible value with a 5-bedroom, 4 bathroom layout, including a modern main floor and a fully finished basement suite perfect for extended family or rental income. The main floor features over 1,300 sq ft of open, bright living space, with fresh paint, luxurious flooring, a contemporary kitchen with sleek cabinets, countertops, and new appliances. The stylish bathrooms boast modern fixtures and finishes, creating a move-in-ready space ideal for both owners and tenants. The fully finished basement, accessible via a separate entrance, has two bedrooms, a kitchen, a recreation/living room, a bathroom, and a laundry area offering excellent flexibility and rental potential. Currently generating \$1,800/month from long-term tenants, with the garage adding another \$250/month. Based on current market rates, this property can potentially generate over \$3,800/month in rental income. The cozy living room features a new fireplace, perfect for relaxing evenings. Step outside to a private backyard oasis with a deck and patio, ideal for entertaining. Located close to transit, schools, parks, shopping, and recreation, this well-maintained home offers outstanding value, modern comfort, and strong investment potential. Don't miss out on this exceptional property in a desirable NE Calgary community!