



GRASSROOTS
REALTY GROUP

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305 Whitehill Place NE
Calgary, Alberta

MLS # A2260622



\$299,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	832 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Interior Lot, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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Half-Duplex | 831 SqFt | Incredible Location | 2 Bedrooms | 1.5 Bathrooms | Great Living Space | Open Floor Plan | Stainless Steel Appliances | Ample Natural Lighting | Large Deck | Great Backyard | Front Driveway/Parking Pad | Near 2 CBE Schools | Easy Commute to McKnight Trail NE. Welcome to 305 Whitehill Place NE – a well-maintained bi-level half duplex offering 831 SqFt of comfortable living space in a family-friendly neighborhood. This 2-bedroom, 1.5-bathroom home features a bright and open floor plan with stylish accent walls and easy-care laminate flooring throughout the main level. The spacious primary bedroom is conveniently located on the main floor, along with a stacked hall laundry that maximizes your living space. The kitchen boasts solid wood cabinets and stainless steel appliances – perfect for everyday living and entertaining. Downstairs, you'll find a large, carpeted rec room ideal for movie nights, a generously sized second bedroom, a 2-piece bathroom, and extra storage. Enjoy your private backyard with a deck and lawn – and no neighbors behind for added peace and privacy. Located close to schools including St. Wilfrid Elementary, Colonel J. Fred Scott School, and Annie Gale School, this is an excellent opportunity for first-time buyers, small families, or investors. Don’t miss your chance to own this affordable gem in the heart of Whitehorn!