



**GRASSROOTS**  
REALTY GROUP

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**412 Whitehill Place NE**  
**Calgary, Alberta**

**MLS # A2262033**



**\$349,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters		

**Inclusions:** N/A

Discover great value in this well-maintained semi-detached bungalow located in the community of Whitehorn. Offering over 1500 sq/ft of living space this home features 2 bedrooms and 1 bathroom above , plus a partially finished basement with an additional bedroom, bathroom, and recreation space&mdash;perfect for extended family, guests, or future rental potential. The layout is functional and inviting, with laminate flooring, large windows, and plenty of natural light throughout. Outside, you&rsquo;ll find a private fenced yard, a deck for outdoor entertaining, and a parking pad for two vehicles. Set in a quiet, established neighbourhood close to schools, parks, shopping, and public transit, this property offers both comfort and convenience. Whether you&rsquo;re a first-time buyer or an investor, this home delivers solid value with room to grow and build equity over time.