



**GRASSROOTS**  
REALTY GROUP

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**331 Whitman Place NE**  
**Calgary, Alberta**

**MLS # A2263539**



**\$560,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Private, Street Light		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Carpet, Tile

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Bookcases, Jetted Tub, Quartz Counters, Storage, Suspended Ceiling, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Shed

Welcome to 331 Whitman Place NE — a 4-bedroom bungalow perfectly situated on a quiet cul-de-sac, offering incredible value with all major upgrades already completed. Ideal for a family, or an investor, this home combines comfort, functionality, and long-term peace of mind. The main floor features a spacious layout with generous windows offering tons of natural light, perfect for both daily living and entertaining. The kitchen has been enhanced with new appliances, while the new windows with their roll shutters provide added efficiency, security, and privacy throughout the home. All mechanical systems have been professionally upgraded, ensuring a worry-free lifestyle for years to come. Downstairs, the fully finished basement adds an exceptional living space with a custom-built bar area—a fantastic setup for hosting, relaxing, or creating your dream rec room. Outside, you'll appreciate the metal roof for lasting durability, a double detached heated garage ideal for hobbyists or those needing year-round workspace, and a dedicated RV parking space—a rare bonus in the city. Located close to schools, parks, and major commuter routes, this is a turn-key opportunity in a quiet, established neighbourhood. Don't miss your chance to call this upgraded bungalow home—book your showing today!