



GRASSROOTS
REALTY GROUP

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36 Whitehaven Road NE
Calgary, Alberta

MLS # A2264219



\$535,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,072 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

FULLY RENOVATED | CORNER LOT | ILLEGAL SUITE | SEPARATE ENTRANCE & LAUNDRY | 3 BED, 3 BATH Beautifully updated home on a prime corner lot close to schools, shops, and parks. Features a bright, open layout with a modern kitchen, cozy fireplace, and large windows. Upstairs, the primary bedroom features an en-suite bathroom and a balcony, along with two additional bedrooms and a full bathroom. The fenced backyard features a large deck and provides access to the lane. The basement includes a walk-up illegal suite with its own laundry—perfect for extended family or guests.