



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

319 Whitefield Drive NE
Calgary, Alberta

MLS # A2264233



\$439,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

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

Inclusions: N/A

FULLY DETACHED BUNGALOW ! Unlock the potential of this solid home located in Calgary's well-established Whitehorn community. Perfect for renovators, flippers, or savvy investors, this property offers a blank canvas with tons of possibilities. Featuring a practical layout with 3 bedrooms and 1.5 bathrooms, this home has the bones for you to complete a full remodeling. Situated on a quiet street with a private backyard and a long front tandem driveway that provides ample parking for multiple vehicles. Close to schools, parks, and all the conveniences the community has to offer, this property provides not only a great renovation project but also long-term value in an affordable, family-friendly neighborhood. Whether you're looking to flip, rent, or create your dream home, this is an opportunity you won't want to miss. Maximize value and cashflow by adding a side exterior door, new staircase, and basement windows to create a legal basement suite (subject to city requirements).