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## 3943 Whitehorn Drive NE Calgary, Alberta

MLS # A2271784



\$599,000

Division: Whitehorn Residential/House Type: Style: Bi-Level Size: 980 sq.ft. Age: 1979 (46 yrs old) **Beds:** Baths: Garage: Double Garage Detached, Driveway, Front Drive, Oversized Lot Size: 0.13 Acre Back Lane, Back Yard, Front Yard, Rectangular Lot Lot Feat:

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Vinyl Siding, Wood Frame R-CG Foundation: **Poured Concrete Utilities:** 

Features: Natural Woodwork, See Remarks

Inclusions: N/A

Welcome to 3943 Whitehorn Drive NE — a warm and flexible home in one of Calgary's most convenient communities. This Bi-Level sits on a generous 5500 sq. ft. lot and offers a layout that works beautifully for families, extended relatives, or anyone looking for flexible lower-level living options that could help offset housing costs. The main level features just under 1,000 sq. ft. of comfortable living space with a bright living room, a dedicated dining area, and a spacious kitchen with plenty of room to cook and gather. Two well-sized bedrooms and a full 4-piece bathroom complete this floor, along with main-floor laundry hookups for added convenience. The fully developed lower level is designed with flexibility in mind. With its own exterior entrance, a second kitchen, a rec room, two additional bedrooms, and another full bathroom, this space is well-suited for extended family living or future rental income opportunities. Outside, the property includes a large, fully fenced backyard with a covered deck and an impressive oversized detached garage measuring nearly 30' x 26' — perfect for vehicles, hobbies, storage, or a workshop. Living in Whitehorn means enjoying excellent access to everything you need. You're close to schools, parks, playgrounds, the C-Train, the Peter Lougheed Hospital, Sunridge Mall, Costco, and major roadways. It's a mature, welcoming neighborhood with strong long-term appeal.