



**3943 Whitehorn Drive NE  
Calgary, Alberta**

**MLS # A2271784**

**\$599,000**



<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Front Drive, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, See Remarks		
<b>Inclusions:</b>	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.