



GRASSROOTS
REALTY GROUP

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

3943 Whitehorn Drive NE
Calgary, Alberta

MLS # A2271784



\$599,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	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.