



**GRASSROOTS**  
REALTY GROUP

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

**145 Whitewood Place NE**  
**Calgary, Alberta**

**MLS # A2272451**



**\$429,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Whitehorn  |               |                   |
| <b>Type:</b>     | Residential/Duplex                                       |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                          |               |                   |
| <b>Size:</b>     | 1,123 sq.ft.   | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Carport  |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate  | <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> | None, Poured Concrete                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** n/a

Welcome to this beautifully updated 2-storey home tucked away in a quiet cul-de-sac in the heart of Whitehorn! Offering approx. 1,125 sq. ft. of comfortable living space above grade and a FULLY FINISHED basement with an additional 560 sq.ft, this home is perfect for families or investors seeking a move-in-ready property in a prime location. Step inside to a warm and inviting living room with large windows allowing for natural light, leading into a bright kitchen and dining area. This well kept home has nice laminate flooring, stainless steel appliances, ample countertop and cabinet space. A convenient half bath completes the main floor. A side entrance beside the kitchen provides easy access to the basement—ideal for privacy or future flexibility. Upstairs you’ll find 3 well-sized bedrooms and a full bathroom, perfect for growing families. The lower level expands your living space with a large rec room/living room, an additional bedroom, and another full bathroom. Enjoy peace of mind in this well-kept situated on a spacious lot with a large backyard, offering endless possibilities for outdoor enjoyment. Located just minutes from schools, shopping, transit, and the LRT, this renovated gem delivers comfort, convenience, and exceptional value in one of NE Calgary’s most established communities. You would love to call this home!!