



**GRASSROOTS**  
REALTY GROUP

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**165 Whitewood Place NE**  
**Calgary, Alberta**

**MLS # A2276093**



**\$419,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,144 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Off Street, On Street, Outside, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape, Rectangular Lot		

<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>	Mixed, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** n/a

Charming & Spacious Duplex situated in a well-stablished community in the heart of Whitehorn NE Calgary! This property is perfect for first-time buyers, investors, or growing families, offering a blend of affordability, convenience, and functionality. With quick access to Whitehorn C-Train Station, McKnight Blvd, and Stoney Trail, making commuting a breeze. Spacious Layout &ndash; This home features 4 bedrooms, 2.5 bathrooms, and an open-concept living area. Close to Amenities &ndash; Just minutes from Sunridge Mall, Superstore, Safeway, and Peter Lougheed Hospital, ensuring all essentials are within reach.