



GRASSROOTS
REALTY GROUP

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108 Whiteglen Crescent NE
Calgary, Alberta

MLS # A2281164



\$624,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,299 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan		

Inclusions: Window Coverings, Basement electric stove, Basement refrigerator

UNBEATABLE LOCATION / QUIET DESIRABLE STREET / 1,300 SQFT ABOVE GRADE / DOUBLE DETACHED GARAGE / RV PARKING PAD / ASPHALT SHINGLES REPLACED 2024 / 5 BEDROOMS / 2.5 BATHROOM Nestled on one of the most desirable streets in the vibrant Whitehorn community, this charming bi-level detached home offers exceptional versatility with a double detached garage and an RV parking pad, creating endless possibilities for backyard use and storage. Step inside to discover over 2,400 sq. ft. of developed living space, thoughtfully designed to accommodate growing families and multi-generational living, featuring 5 spacious bedrooms and 2.5 bathrooms. The open-concept layout is warm and inviting, centred around a natural wood-burning fireplace and enhanced with upgraded bathrooms, stylish vinyl plank flooring, modern doors, and tasteful finishings throughout. The main floor boasts 1,300 sq. ft., allowing for three spacious bedrooms, including a true primary retreat complete with its own private 2-piece ensuite. Downstairs, the fully developed basement strikes the perfect balance of openness and function, ideal for a large recreational or family room. An additional kitchen space complements two more bedrooms and a 4-piece bathroom, making it perfect for extended family, guests, or entertaining. Location is truly impeccable—enjoy quick, convenient access to schools, shopping plazas, public transit, and major routes, including McKnight Boulevard and 52nd Street, ensuring seamless connectivity across the city.