



**119 Whiteridge Place NE  
Calgary, Alberta**

**MLS # A2283676**



**\$379,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Storage		
<b>Inclusions:</b>	Shed, Microwave- As Is		

Welcome to this beautifully maintained home situated on a rare PIE-SHAPED LOT. Offering an exceptional combination of space, functionality, this move-in-ready home is ideal for first-time buyers, families, or investors alike. The main level welcomes you with a spacious front foyer and convenient closet. The bright living room is filled with natural light from a large bay window overlooking the meticulously landscaped front yard. A striking brick-faced wood-burning fireplace with a rich wood mantle anchors the space. Durable laminate flooring flows throughout the main level. The eat-in kitchen offers timeless oak cabinetry, a built-in pantry, full tile backsplash, laminate countertops, and ample room for family dining. A rear entry leads to a tastefully updated 2-piece bathroom featuring a stone countertop, adding everyday convenience. Upstairs, you'll find three generously sized bedrooms and a beautifully renovated 4-piece bathroom with elegant tilework, deep soaker tub with tiled surround, stone vanity, and brushed nickel fixtures. The fully finished basement expands your living space with a comfortable recreation room and an exceptionally large laundry and storage area complete with extensive shelving and racking. Outside, enjoy a fully fenced, beautifully landscaped backyard with mature trees that create a private and peaceful retreat. A storage shed and paved parking pad add to the home's functionality. Lovingly cared for and in very good condition. Ideally located in the established, family-friendly cul de sac, close to schools, parks, shopping, LRT, Peter Lougheed Hospital, and major routes. A fantastic opportunity in an unbeatable location—schedule your private showing today!