



GRASSROOTS
REALTY GROUP

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

119 Whiteridge Place NE
Calgary, Alberta

MLS # A2283676



\$379,900

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

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

Inclusions: 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!