



GRASSROOTS
REALTY GROUP

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127 Whitehaven Road NE
Calgary, Alberta

MLS # A2295438



\$529,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,046 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating: Central, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Living room couch, Basement Fridge, basement convection oven, Basement Stove.

ATTENTION INVESTORS & FIRST-TIME BUYERS – PRICED AT \$529,900 Welcome to 127 Whitehaven Road NE, a versatile 4-level split in a vibrant, established community. Here, mature trees and interconnected parks make playing outside and walking to school the neighborhood norm, highlighted by a stunning, mature Rosybloom tree in the front lawn that blossoms pink every spring. This home is perfectly positioned for professionals and families alike, with 1,961.82 square feet of finished living space and in proximity to the Peter Lougheed Centre, Calgary International Airport, and the Whitehorn C-Train station. The functional floor plan offers a total of 4 bedrooms plus a den and two 3-piece bathrooms. The main level is highlighted by a bright living room featuring a large bay window and timeless hardwood flooring. The layout includes an illegal suite complete with a classic wood-burning fireplace, a second kitchen, and a private lower-level den. A standout feature is the \$10,000 Star Industry 7-stage drinking water system dedicated to the main kitchen. The exterior is designed for seamless flow and low maintenance, featuring a front vinyl half-deck with architectural railing and a low-profile, covered rear vinyl full deck overlooking the fully fenced yard. The property is uniquely equipped with three entry points, including a double-door exit from the kitchen and a secondary entrance dedicated to the illegal suite featuring durable concrete steps, a drainage system, and a permanent canopy. Situated in close proximity to preschool through Grade 12 schools, daycares, parks, churches, and mosques, you are also just minutes away from grocery stores, coffee shops, and other daily amenities. With a layout ideal for generating additional rental income or serving as a high-yield investment, this property offers incredible value, many included appliances and convenience in a prime

NE location.