



**716 Whitemont Drive NE
Calgary, Alberta**

MLS # A2298581



\$499,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees, Paved, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Soaking Tub, Storage		

Inclusions: Second Refrigerator and Second Stove in the basement suite

TURN-KEY | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE | LARGE BACKYARD | RENOVATION POTENTIAL | Ideally located in the established community of Whitehorn, this home presents a compelling opportunity for buyers ready to personalize a property while benefiting from a functional layout and flexible living arrangement. Great opportunity for a live up-rent down buyer, investor or flipper looking to add value. Step inside to a bright main level where sunlight pours through an oversized front window, filling the living area with warmth throughout the day. Enjoy meal preparation in the neutral kitchen where white cabinetry, updated flooring, modern lighting, a new dishwasher and a large window overlooking the backyard combine practicality with everyday ease. Gather in the adjoining dining space where seamless flow encourages connection during both casual meals and special occasions. Rest comfortably in 3 well-proportioned bedrooms positioned for privacy, while a 4-piece bathroom completes the main level with everyday convenience. Head downstairs through a separate entrance to discover an illegal suite setup that introduces added versatility for extended family or future considerations. Relax in the expansive recreation area that adapts easily to multiple uses including media, games or additional lounging. Prepare meals in the full lower kitchen, offering independence and functionality for separate living arrangements. A spacious bedroom and another 4-piece bathroom finish this level, creating a self-contained environment. Lots of room to add another bedroom downstairs. Spend time outdoors in the large backyard where mature trees provide shade and a fenced grassy area allows room for kids and pets to move freely. Fire up the grill on the concrete patio while enjoying a private outdoor setting ideal for unwinding. Take advantage of

off-street parking with access to a paved back lane, simplifying daily routines and future garage potential. Outstandingly located close to schools, grocery stores, restaurants and shopping while maintaining quick connections to transit and major roadways for commuting ease. Experience an active community atmosphere with access to the Whitehorn Community Association, tennis courts, an outdoor rink and basketball courts along with nearby amenities such as Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall and the airport.