



**GRASSROOTS**  
REALTY GROUP

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**244 Whiteridge Place NE**  
**Calgary, Alberta**

**MLS # A2301573**



**\$349,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Covered		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	M-CG d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Welcome home! This charming bi-level offers just over 1100 sqft of total finished living space, including the lower level. Step into your cozy living room, complete with a warm wood-burning fireplace, perfect for relaxing evenings. The kitchen is both functional and inviting, featuring plenty of counter and cabinet space along with all matching black appliances. The lower level is complete with two well-lit bedrooms and a beautifully finished 4-piece bathroom featuring a rain shower. Outside, enjoy a spacious yard with a paved back lane and a shed, along with more storage space underneath the deck. Located in a family-friendly area, you'll love having a playground nearby for the kids and pathways perfect for your daily walks. Come see it today with your favourite realtor!