



**288 Whitewood Place NE  
Calgary, Alberta**

**MLS # A2157296**



**\$649,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Quartz Counters, Tile Counters		

**Inclusions:** All appliances listed in the appliance section. There are 2 sets of refrigerator, garage control, and stove

Legal Basement Suite!!! Nestled in a quiet and friendly neighborhood in Calgary, this charming bungalow offers a perfect blend of warmth, comfort, and practicality, making it an ideal place for families, first-time buyers, or anyone seeking a peaceful retreat within the city. Newly renovated with triple-pane windows, a newer roof, and a completely updated kitchen, this home also boasts numerous upgrades throughout. The main level is currently approved for use as a day home, presenting an incredible opportunity to operate a business from the comfort of your own home. Step inside to be welcomed by a bright and inviting living room. Large windows flood the space with natural light, creating a cozy atmosphere perfect for relaxing or entertaining guests. The living area flows seamlessly into the well-appointed kitchen, featuring modern appliances and ample cabinet space, making meal prep a breeze. The adjoining dining area offers an intimate setting for family dinners or casual gatherings with friends. On the main level, you'll find three generously sized bedrooms, each providing a comfortable retreat at the end of the day. The main bathroom is conveniently located to serve the entire floor. The LEGAL finished basement is a standout feature, complete with a separate kitchen, a bedroom, and a full bathroom. This self-contained suite offers flexibility and privacy for tenants or extended family members. The large rec room adds to the home's versatility, and the basement is finished with stylish wood paneling for a warm, rustic touch. Outside, the property includes an extra parking pad in the front and RV parking space in the back, offering plenty of parking for multiple vehicles. The private backyard, complete with mature trees, provides a serene environment for relaxation, while the large deck is perfect for hosting summer BBQs or enjoying your

morning coffee. Located in a quiet, established neighborhood, 288 Whitewood Place NE is just minutes away from essential amenities like schools, parks, shopping centers, and public transit. Whether you're heading to work, running errands, or taking the kids to school, everything you need is close by. This is a wonderful opportunity to own a home that offers so much comfort, space, and potential. Don't miss your chance—schedule a showing today!