



GRASSROOTS
REALTY GROUP

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190 Whitefield Drive NE
Calgary, Alberta

MLS # A2185299



\$485,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	955 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub		

Inclusions: Illegal Suite - Includes Fridge, Electric Range and Hood Fan.

Discover comfort and convenience in this 3-bedroom, 2.5-bathroom half duplex in Whitehorn. Walking distance to Whitehorn LRT. Ideal for families or for investors as the property has good rental income. Recent upgrades include a new roof (2021) and water heater (2018). The main floor was renovated in 2016 with new kitchen floor tiles, vinyl plank flooring, and a revamped washroom. The illegal basement suite had new windows installed in 2021. Enjoy nearby parks, schools, and amenities. ***Seller is unaware of permits for the illegal basement suite or for any work/renovations done on the property. Sold as is/where is - with no warranties or representations. ***