



**GRASSROOTS**  
REALTY GROUP

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**616 Whitehorn Way NE  
Calgary, Alberta**

**MLS # A2195131**



**\$674,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,381 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Located in the Extremely desirable community of WHITEHORN. This renovated Bungalow, with open concept, is ready for a new family. New Kitchen, with upgraded cabinets and Quartz countertops and stainless steel appliances. Freshly paint and new Flooring throughout the house. New Tubs, New Decora switches. 3 bedrooms on the main floor, including a large Primary bedroom with a 2 pc , the Lower level offers side entrance, and is completed with a suite (illegal) offering 3 additional bedrooms. Walking distance to school, shopping and transportation. Oversized Detached Double Garage and Back Ally.