



GRASSROOTS
REALTY GROUP

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119 Whitehaven Road NE
Calgary, Alberta

MLS # A2204911



\$509,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,041 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage shed

Nestled in the heart of Whitehorn, this charming family home is a true gem that promises a blend of comfort and convenience. As you step into this delightful abode, you are greeted by a spacious and bright living room, illuminated by a large bay window that bathes the space with natural light. The ample size dining area provides a seamless transition to the outdoors through a side door. The kitchen features timeless white cabinetry, sleek stainless steel appliances. The upper level of this home offers a Principal bedroom, two additional bedrooms, linen closet and a full bathroom. The lower level features a large bright recreation room and an adjacent powder room. The basement houses the mechanical room, laundry and plenty of storage space. A large fenced backyard offers a spacious deck, and a RV parking pad. This home is in close proximity to all essential amenities, including the Peter Lougheed Hospital, schools, and the LRT.