

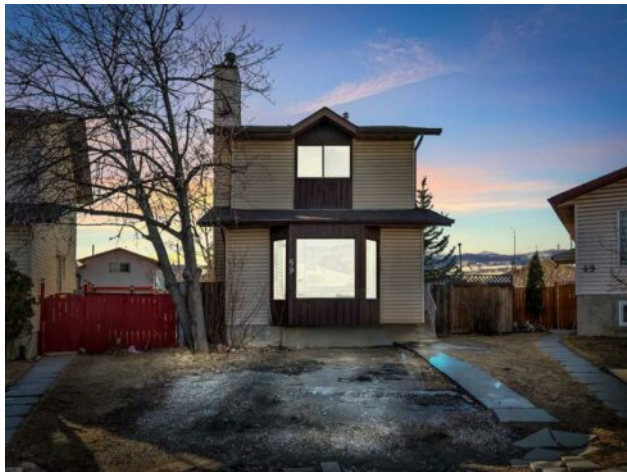


GRASSROOTS
REALTY GROUP

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59 Whitehaven Road NE
Calgary, Alberta

MLS # A2207783



\$585,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,288 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: Refrigerator, Electric Oven, Washer/Dryer, Range Hood

Charming 2-Storey Home with illegal Basement Suite in Whitehorn Looking for a spacious family home with a mortgage helper? Or maybe an investment property in a great location? This 2-storey gem in Whitehorn has everything you need! Step inside and feel right at home with modern vinyl flooring and sleek quartz countertops throughout. The main floor is bright and welcoming, featuring a cozy living room, a dining area perfect for family dinners, a functional kitchen, and a convenient 2-piece bathroom. Head upstairs to find three generously sized bedrooms, including a primary bedroom, plus a 4-piece bathroom to serve the whole family. But here's the real bonus—an illegal basement suite with a separate entrance! Downstairs, you'll find two more bedrooms, a 4-piece bath, a well-equipped kitchen, and extra storage and utility space. Located in a quiet, family-friendly neighborhood, you're just minutes from schools, parks, shopping, and transit. Whether you're looking to move in or rent out, this home is a fantastic opportunity you don't want to miss!