



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

416 Whitehill Place NE
Calgary, Alberta

MLS # A2211519



\$415,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	805 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: NA

Welcome to your beautifully maintained and thoughtfully updated home nestled in a quiet cul-de-sac in desirable Whitehorn—just minutes from schools, parks, daily amenities, and easy access to Stoney Trail, Deerfoot Trail, and the Whitehorn LRT station. This renovated side-by-side half duplex is perfect for families, nature lovers, or anyone looking for a peaceful retreat close to urban convenience. With all the major updates already completed, you can move in and enjoy right away. Key Home Upgrades & Features:

- Outdoor shed built in 2023
- White oak engineered hardwood flooring (2020)
- Fully paid solar system installed in 2014
- Backyard waterfall feature attracts birds and creates a peaceful setting
- Driveway fits up to 6 vehicles
- Fossil-embedded front yard rock — a unique natural feature!

Don't miss your chance to own this truly special home in one of Calgary's most accessible neighborhoods. Contact us today to book your private showing!