



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**165 Whitewood Place NE
Calgary, Alberta**

MLS # A2276093

\$399,900



Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,144 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Off Street, On Street, Outside, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: n/a

Charming & Spacious Duplex situated in a well-stablished community in the heart of Whitehorn NE Calgary! This property is perfect for first-time buyers, investors, or growing families, offering a blend of affordability, convenience, and functionality. With quick access to Whitehorn C-Train Station, McKnight Blvd, and Stoney Trail, making commuting a breeze. Spacious Layout ‐ This home features 4 bedrooms, 2.5 bathrooms, and an open-concept living area. Close to Amenities ‐ Just minutes from Sunridge Mall, Superstore, Safeway, and Peter Lougheed Hospital, ensuring all essentials are within reach.