



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 Whitman Place NE
Calgary, Alberta

MLS # A2279971



\$425,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	877 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lightin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Storage		

Inclusions: 2 IKEA Closets- Master Bedroom

Welcome to this well-located semi-detached home in Whitehorn with NO CONDO FEES! Situated on a corner lot, this home offers 3 bedrooms, 2 full bathrooms, a finished basement, sunroom, rear patio, and a single detached garage. The upper level features a spacious living room, kitchen, dining nook, and 2 bedrooms, including an oversized primary bedroom created by converting the original 3-bedroom layout. The finished basement offers a 3rd bedroom, full bathroom, recreation area, and bar—perfect for entertaining or family gatherings. Enjoy a prime location within walking distance to Whitehorn CTrain Station, Peter Lougheed Hospital, schools, parks, playgrounds, restaurants, grocery stores, Sunridge Mall, and numerous other amenities and services. Marlborough Mall and major roadways are also just a short drive away. A great opportunity for first-time buyers, families, or investors!