



**584 Whiteridge Way NE  
Calgary, Alberta**

**MLS # A2294267**



**\$619,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	High Efficiency, Electric, Fireplace(s), Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** NONE

Location! Location! Location! Rarely do homes become available on this sought-after street in Whitehorn—an exceptional opportunity for families looking to combine comfort, convenience, and long-term value. Enjoy the peace of mind of watching your children walk to school right from your window, with elementary, junior high, and Catholic schools, as well as playgrounds and shopping plazas, all just a short walk away. Commuting is effortless with quick access to the Calgary CTrain via Whitehorn Station, and close proximity to Peter Lougheed Centre. Major routes including 52 Street, 36 Street, and McKnight Boulevard are easily accessible. This beautifully updated family home has been thoughtfully upgraded over the years, featuring maple kitchen cabinetry, granite countertops, stainless steel appliances, luxury vinyl plank and carpet flooring, along with major mechanical updates including a furnace and hot water tank (2021), roof (2023), and fence (2025). Additional highlights include a concrete yard and energy-efficient triple-pane windows, enhancing both comfort and durability. Inside, the home offers a bright open-concept living and dining area, ideal for entertaining. The kitchen is well-appointed with a central island, perfect for family gatherings and everyday functionality. The upper level features three spacious bedrooms, including a primary bedroom with its own private 2-piece ensuite, along with a full main bathroom. The third level boasts a huge family room with a cozy fireplace and an additional full bathroom, creating the perfect space for relaxation or entertaining guests. The basement level adds even more flexibility with a bedroom and a den, ideal for a home office, gym, or extra living space. A rare find in a prime location—don't miss your chance to own this exceptional home. Book your private showing today before it's gone!

gone!