



**510 Whitehill Place NE**  
**Calgary, Alberta**

**MLS # A2295119**



**\$389,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

**Inclusions:** awning on front deck

NO CONDO FEES - A rare combination of privacy, natural light, and year-round outdoor living&mdash;right in the heart of Whitehorn. Tucked away on a quiet cul-de-sac, this updated, well-cared-for home offers a great balance of indoor comfort and standout outdoor living. Inside, the main floor is bright and welcoming, with large windows and warm (real) hardwood floors that add character throughout. The kitchen is both functional and stylish, featuring maple cabinetry, granite countertops, and stainless-steel appliances&mdash;designed to make everyday living and entertaining easy. With the thoughtful pass-through window, it allows you to keep an eye on the kids while being in the kitchen. One of the true highlights of this home is the covered and enclosed 10 x 18 outdoor space, creating an extended living area you can enjoy across the seasons. The patio features screened windows with removable Plexiglass panels to keep out wind and snow. The deck is reinforced with additional pilings, ready to support a future hot tub. Whether you're hosting, relaxing, or grilling year-round (has a gas hook-up), this space adds versatility you don't often find. Out front, the south-facing porch with awning is the perfect place to soak up the sun while staying cool on warm summer days, while the private backyard offers a quiet setting to unwind. Seller will consider adding a 2pce main floor bathroom. Upstairs offers three comfortable bedrooms, including a primary suite with floor-to-ceiling windows that bring in an abundance of natural light and create an open, airy feel. The upper level is complete with a full bathroom featuring a deep soaker tub. The fully developed basement offers flexible space for a rec room or additional living area, along with a dedicated laundry space and a small workshop&mdash;perfect for hobbies, storage, or future customization. Located close to the

Peter Lougheed Centre, schools, the Calgary CTrain (LRT), and Sunridge Mall, with easy access to a wide range of amenities, this home offers both convenience and community. Comfortable, functional, and move-in ready—this is one worth seeing.