



**55 Whitehaven Crescent NE  
Calgary, Alberta**

**MLS # A2300258**



**\$639,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Extra Fridge in Sunroom, Custom Granite Dining Table with Chairs

Welcome to 55 Whitehaven Crescent, a beautifully maintained and extensively upgraded home nestled on a quiet street in the desirable Whitehorn community. This spacious residence offers 4 bedrooms, 2 full bathrooms, and 3 half bathrooms—perfect for growing families or those who love to entertain. Step inside to a bright and inviting main floor featuring stunning vaulted ceilings that enhance the sense of space and natural light. The main level consists of a welcoming living room, cozy family room, formal dining area, a fully upgraded kitchen, and a convenient 2-piece bathroom. A custom light fixture adds a stylish focal point, elevating the home’s modern appeal. The kitchen is a true showstopper, showcasing modern cabinetry, new countertops, and newer appliances (2022). Complementing the space is a custom granite dining table that perfectly matches the kitchen countertops, creating a seamless and elegant dining experience. Upstairs, you’ll find a spacious primary bedroom complete with a 3-piece ensuite and a walk-in closet featuring custom cabinetry. Two additional well-sized bedrooms and a 3-piece bathroom complete the upper level—ideal for family living. The fully developed basement offers even more functional space, including an additional bedroom, a large recreation room, a 2-piece bathroom, a separate 1-piece shower, laundry area, storage, and a utility room. Enjoy the added bonus of a sunroom—perfect for year-round relaxation. Extensive upgrades completed in 2022 include new flooring, doors throughout, windows (excluding sunroom), railings, bedroom closet doors, and custom closets. The main floor powder room features a custom countertop for a refined touch. Major mechanical updates include a new furnace and hot water tank (2022), providing peace of mind for

years to come. Located close to schools, parks, shopping, and transit, this move-in-ready home offers the perfect blend of comfort, style, and convenience. Don't miss this incredible opportunity to own a fully upgraded home in a family-friendly neighbourhood!