



**320 Whiteview Road NE  
Calgary, Alberta**

**MLS # A2307123**



**\$638,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Low Flow Plumbing Fixtures, See Remarks, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this warm family home featuring a total of 5 bedrooms and 2 1/2 bathrooms on a quiet desirable street with an illegal suite with private secured entrance. Oversized detached garage and flexible storage shed/workshop/carport and RV parking. Terrific solar panel system that generates lots of power and provides income and electricity savings for the property. Detailed info sheet will be available. Beautiful gleaming real hardwood floors on main level of this solid bungalow, spacious living room, lovely eat in kitchen with built ins, granite counters, bay window, and heated tiled flooring. Delightful dining room with built in hutch to store your dishes etc. This attractive bungalow has been occupied by the current original owners and upgraded over the years. The main 4pce. bathroom features low flush toilet, non slip floor tiles and Italian marble walls around the tub/shower. Central air conditioning, vinyl windows, newer leaf filter eaves (2025) roof tiles rejuvenated by Greener Roofing (2025), 32 solar Panels put on last year with 25 year warranty and yearly maintenance contract with "Kuby Utilities". The East backyard and West facing front yard along with the panels on the South side of the garage roof provides the best orientation to maximize the value of the solar system. The power generated from the solar panels are all linked together to the reversing power meter installed in the basement of the house (see electrical Panel). The illegal two bedroom suite features electrically heated tiled kitchen flooring, refrigerator, gas stove with hood fan that must be turned on in order for burners to ignite, gas fireplace, 4pce. bathroom, stacked washer/dryer, sound proofed ceiling, pot lights, two very large egress windows, white storage units, and private secure entrance from south side of house. Other notable features of this property include Hot water forced air heating

serving the main floor, steam injection humidifier automatically controlled based on outside temperature, soft water system up and down, continual on demand domestic hot water. upgraded furnace and electrical. This property is an exciting opportunity for a large extended family to live in the entire house or live up and rent down. Close to all amenities in great community of Whitehorn. Call your favorite realtor to view.