



**755 Whitemont Drive NE
Calgary, Alberta**

MLS # A2318208



\$589,900

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|------------------|--|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,230 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Low Maintenance Landscape | | |

| | | | |
|--------------------|---------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Stone, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Vinyl Windows | | |

Inclusions: Refrigerator x2, Stove (Electric) x2, Hood fan x 2, Washer & Dryer

LIVE UP & RENT DOWN! This charming bi-level offers an excellent opportunity for homeowners and investors, featuring an illegal basement suite and an affordable price point. From the moment you arrive, you'll appreciate the outstanding curb appeal and pride of ownership. Situated on a meticulously maintained corner lot siding onto a paved alley, you'll enjoy added privacy with no neighbour directly beside you on one side. The exterior showcases durable vinyl siding, updated vinyl windows, attractive brick and tile accents that create timeless character. Main level unit is accessed via back patio doors. 3 bedrooms + 1.5 bathrooms, including a convenient 2 pc ensuite in the primary bedroom. The updated kitchen features granite countertops, tiled backsplash. Functional layout includes both a breakfast nook and a formal dining area. Spacious living room with oversized windows fills the home with natural light, and laminate flooring runs throughout the main level. Laundry is conveniently located off kitchen. Lower-level suite (illegal) is accessed through the front entrance, providing excellent separation between units. This self-contained suite features an updated kitchen with room for a dining table, comfortable living room with extensive brick work, 4 pc bathroom, two generously sized bedrooms (windows do not meet current egress requirements). Separate laundry for the lower level further enhances functionality and rental appeal. Outside, the remarkable corner lot offers mature trees, abundant outdoor space, brick fire pit perfect for relaxing or entertaining. The oversized 22' x 24' detached garage provides ample room for vehicles, storage, and hobbies. A high-efficiency furnace and two hot water tanks help ensure the needs of both living spaces are comfortably met. Whether you're searching for an investment property, mortgage helper, or multi-generational

living opportunity, this home offers exceptional flexibility and value.