



**120 Whitefield Drive NE
Calgary, Alberta**

MLS # A2320217



\$584,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Storage in Backyards.

Discover an Incredible Opportunity on this Large R-CG Corner Lot in the Heart of Whitehorn! Situated on a spacious 6,990 Sq.Ft. lot (Approx. 64' x 107.8'), this property offers outstanding future development potential and is ideal for builders, investors, or homeowners alike. With R-CG zoning, there is potential for multi-unit redevelopment, including a four-plex with secondary suites, subject to City approvals. This Beautifully Renovated Home Features Over 1,590 Sq.Ft. of Total Developed Living Space, Including a Fully Finished Basement. The home offers 4 Bedrooms, 2.5 Bathrooms, Quartz Countertops in the Kitchen and Bathrooms, Vinyl Flooring Throughout, Fresh Paint Inside and Out, Newer Windows, and a Newer Roof. The Bright and Functional Layout is Perfect for Families or Rental Opportunities. Outside, You'll Find a Massive 26' x 24' Detached Double Garage with Dual Doors, Additional Parking, and Convenient Rear Lane Access. Enjoy Summer Gatherings on the Front and Rear Decks, Along with Fully Fenced Front and Back Yards Complete with Outdoor Entertaining Space. Located Just Minutes from Whitehorn C-Train Station, Schools, Parks, Daycares, Shopping, Restaurants, and Other Everyday Amenities, This Property Combines Comfort, Convenience, and Exceptional Investment Potential. Whether You're Looking for Your Next Family Home or a Prime Development Opportunity, This is a Property You Don't Want to Miss! Call Your Favourite Realtor Today to Book a Private Viewing.