



GRASSROOTS
REALTY GROUP

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514 Whitehill Place NE
Calgary, Alberta

MLS # A2332189



\$485,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	811 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot, Private, Sloped Down		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Storage		

Inclusions: N/A

OPEN HOUSE >> August 1 >> 1:00PM - 3:00PM Tucked away on a QUIET cul-de-sac in the heart of Whitehorn, this is the kind of property that rarely stays available for long. Sitting on a generous 4,606 SqFt lot, this 5 BEDROOM, 2 BATHROOM home offers the space, flexibility, and future potential that so many buyers are searching for. Whether you're looking for room to grow, a home that comfortably accommodates extended family, or simply a solid investment property in a well-established neighbourhood, this one deserves a closer look. From the moment you arrive you'll appreciate the mature setting, large front yard, and the privacy that comes with cul-de-sac living. Inside, the main level offers a bright, practical layout with a spacious living room, an updated kitchen featuring refreshed cabinetry, a welcoming dining area, three good-sized bedrooms, and a full bathroom. Large windows bring in plenty of natural light throughout the day, giving the home a warm and inviting feel. The FULLY DEVELOPED lower level features an illegal suite with two additional bedrooms, a full bathroom, a renovated kitchen, comfortable living space, and plenty of storage. The layout provides excellent flexibility for families with adult children, aging parents, long-term guests, or anyone simply wanting additional living space under one roof. Several updates have already been completed, including refreshed bathroom finishes, updated kitchen cabinetry upstairs, a recently upgraded basement kitchen and NEW blinds, allowing the next owner to move in and enjoy while adding their own finishing touches over time. Step outside and you'll find one of the property's biggest highlights. The oversized backyard offers endless possibilities with room for kids to play, pets to roam, summer BBQs, gardening, or simply relaxing outdoors. With the current zoning and a large lot, buyers will

also appreciate the long-term redevelopment potential, subject to City of Calgary approval. Whitehorn continues to be one of northeast Calgary's most convenient communities thanks to its excellent access to schools, parks, playgrounds, shopping, public transit, and major roadways. Whitehorn LRT Station is only minutes away, making downtown commuting easy, while nearby McKnight Boulevard, 52 Street, and Stoney Trail provide quick access throughout the city. Families will appreciate having multiple schools, recreation facilities, and everyday amenities all within close reach. Homes offering this much SPACE, FLEXIBILITY, and FUTURE POTENTIAL on a LARGE LOT in a quiet location don't come up often. Move in, make it your own, and enjoy everything this established community has to offer. This is an opportunity you won't want to miss. Schedule your private showing today.