



GRASSROOTS
REALTY GROUP

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55 Whitehaven Crescent NE
Calgary, Alberta

MLS # A2334148



\$600,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,569 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Low Maintenance Landscap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Dining Table and Chairs

Welcome to 55 Whitehaven Crescent NE, a spacious and extensively upgraded two-storey home tucked away on a quiet street in the established community of Whitehorn. Offering four levels of functional living space with 3 bedrooms, 2 full bathrooms, and 3 half bathrooms, this move-in-ready home combines thoughtful updates with a layout designed for comfortable family living. Step inside to a bright and welcoming foyer where soaring vaulted ceilings create an impressive first impression and fill the home with natural light. The main floor offers a comfortable flow, beginning with the inviting living room before leading into the cozy family room, providing plenty of space for both everyday living and entertaining. A formal dining area is perfect for family meals and special occasions, while the fully renovated kitchen is the heart of the home, featuring modern cabinetry, updated countertops, newer appliances (2022), and ample workspace. A custom granite dining table, designed to perfectly match the kitchen countertops, creates a seamless and elegant dining experience. A striking custom light fixture adds a stylish finishing touch, while the updated powder room showcases a custom countertop. Upstairs, the spacious primary bedroom offers a walk-in closet with custom cabinetry and a private 3-piece ensuite. Two additional generously sized bedrooms and another well-appointed 3-piece bathroom complete the upper level, providing plenty of room for family and guests. The fully developed basement adds even more versatile living space with a large recreation room, a fourth bedroom with non-egress windows, a convenient 2-piece bathroom, a separate 1-piece shower, laundry area, utility room, and additional storage. At the back of the home, the sunroom provides a bright and comfortable extension of the living space, offering a great spot to enjoy your

morning coffee, unwind at the end of the day, or gather with family throughout the seasons. The backyard offers space for gardening, children, pets, or outdoor entertaining. Extensive upgrades completed in 2022 provide outstanding value and peace of mind, including new flooring, interior doors, windows throughout (excluding the sunroom), railings, bedroom closet doors, custom closets, a new furnace, and a new hot water tank. Together, these updates give the home a fresh, modern feel while enhancing everyday comfort. Located in the established community of Whitehorn, this home is close to schools, parks, playgrounds, shopping, restaurants, public transit, and the Whitehorn CTrain Station. With easy access to major roadways and a wide range of nearby amenities, Whitehorn continues to be a popular choice for families seeking convenience, connectivity, and everyday comfort.