



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5230 Whitestone Road NE
Calgary, Alberta

MLS # A2347481



\$590,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Separate Entrance		

Inclusions: N/A

INVESTOR & DEVELOPER OPPORTUNITY IN WHITEHORN! Situated on a desirable CORNER LOT, this bungalow offers an excellent combination of immediate rental potential and future redevelopment opportunity. The property is zoned R-CG and remains R-CG following the reversal of Calgary's blanket rezoning. DEVELOPMENT PLANS HAVE ALREADY BEEN PREPARED FOR A PROPOSED 7-UNIT DEVELOPMENT, providing a significant head start for a future redevelopment project, subject to required City approvals and permits. The existing bungalow features 3 bedrooms and 1 full bathroom on the main floor, with BRAND NEW FLOORING throughout the home. The basement features an ILLEGAL SUITE with a separate entrance and separate laundry, providing additional flexibility for investors or extended family. Located in the established community of Whitehorn, this property is an excellent HOLDING PROPERTY with multiple possibilities—rent it out today, hold for the future, or explore redevelopment. With its CORNER LOT, R-CG ZONING, prepared 7-unit development plans, and existing basement suite, this is a unique opportunity for investors, builders, and developers looking for long-term potential.