



GRASSROOTS
REALTY GROUP

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212 Whiteview Bay NE
Calgary, Alberta

MLS # A2351241

\$549,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Tr		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Basement Refrigerator

Value-priced and full of potential, this 3 bedroom, 2 bathroom bungalow sits on a quiet cul-de-sac with beautiful landscaping, a large backyard, spacious deck and the hard to find double attached garage. The main floor offers a comfortable layout with a wood-burning fireplace, updated appliances including a Bosch dishwasher and fridge with water and ice, and newer triple-glazed windows installed approximately two years ago. The original kitchen and older flooring on the main floor are ready for updating, providing an opportunity for the new owner to add their own style and improvements over time. The beautifully developed basement adds a tremendous amount of usable space, with a cozy TV area, recreation room, two additional rooms currently used as bedrooms, a 3-piece bathroom and a bright laundry room with double sink and plenty of storage. A gas fireplace adds warmth and character to the lower level. Other updates include a high-efficiency furnace, water heater and water softener, with shingles replaced within the past 10 years. A great opportunity to own a spacious home in a peaceful location at a price that reflects the opportunity to make it your own.