

412 Whitehill Place NE
Calgary, Alberta

MLS # A2262033



\$349,000

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 820 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Irregular Lot, Landscaped | | |

| | | | |
|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Laminate Counters | | |

Inclusions: N/A

Discover great value in this well-maintained semi-detached bungalow located in the community of Whitehorn. Offering over 1500 sq/ft of living space this home features 2 bedrooms and 1 bathroom above , plus a partially finished basement with an additional bedroom, bathroom, and recreation space—perfect for extended family, guests, or future rental potential. The layout is functional and inviting, with laminate flooring, large windows, and plenty of natural light throughout. Outside, you’ll find a private fenced yard, a deck for outdoor entertaining, and a parking pad for two vehicles. Set in a quiet, established neighbourhood close to schools, parks, shopping, and public transit, this property offers both comfort and convenience. Whether you’re a first-time buyer or an investor, this home delivers solid value with room to grow and build equity over time.