

**218 Whitman Place NE
Calgary, Alberta**

MLS # A2240914



\$435,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	910 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage Shed, T.V.-2, Basement Couch, Treadmill, Queen Mattress & frames-5, Study Tables-5, Study chairs-5, basement refrigerator.

Just an 8-minute walk to Whitehorn LRT! This fully developed semi-detached bungalow offers incredible value for investors or large families. Featuring 909 Sq.Ft on the main level plus 836 Sq.Ft in the finished basement, with 6 bedrooms total — 3 up and 3 down. Basement bedroom windows have been enlarged for added safety. The main floor includes a large front living room, dining area across from the kitchen, and a kitchen with stainless steel appliances. The basement offers a spacious rec room and laundry area. Currently rented by 5 tenants, generating \$3,600/month in rental income. With 20% down, projected positive cash flow of approx. \$1,500/month after property taxes. Updates over the years include newer kitchen, appliances, and water heater. Located on a quiet cul-de-sac with a playground nearby, close to shopping, schools, Peter Lougheed Hospital, and transit. Parking for 2 vehicles in rear stalls plus ample street parking. A great opportunity for cash-flow investors or families needing space — this one won't last!