

**115 Whitman Place NE  
Calgary, Alberta**

**MLS # A2254928**



**\$549,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** N/A

Check out this well-maintained bungalow on a corner lot in the desirable community of Whitehorn! Offering 3 bedrooms & 1.5 bathrooms on the main floor plus an income generating illegal suite in the basement, this home is ideal for large families or investors. Key Features: Bright main floor with a spacious kitchen & breakfast nook Primary bedroom with ensuite bath Newer vinyl plank flooring & updated windows Fully developed basement with family room & wood-burning stove Parking Galore: Oversized single garage, additional driveway parking, RV parking, plus lots of on-street parking thanks to the corner lot! Prime Location: Walking distance to schools, Sunridge Mall, LRT, and Peter Lougheed Hospital. Quick access to major routes and just a short drive to the airport. This property is a fantastic opportunity—whether you’re looking for a family home or an investment with great rental potential!