

803 Whitehill Way NE  
Calgary, Alberta

MLS # A2162973



## \$499,900

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Washer, Dryer, Refrigerator, Microwave hood fan, Electric Stove

This beautifully maintained bi-level home in Whitehorn features an open and airy living room upstairs, illuminated by large windows that invite plenty of natural sunlight. The space flows into a kitchen equipped with stainless steel appliances. Step through the door onto the deck to enjoy views of the green space and downtown behind the home. The main floor is complete with two bedrooms and a full-sized bathroom. Downstairs, you'll find a LEGAL two-bedroom suite with a bright and spacious family room. A concrete pathway leads to your own private double detached garage. Call your favorite realtor to book a showing.