

723 Whiteridge Road NE  
Calgary, Alberta

MLS # A2164351



## \$529,900

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-CG d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to this charming duplex home located at 723 Whiteridge Road NE in the vibrant Whitehorn neighbourhood that is close to schools, parks, shopping & restaurants. This property offers a unique opportunity with two separate suites, perfect for extended family living or rental income. The upstairs suite boasts 2 bedrooms and a full 4-piece bathroom, while the LEGAL BASEMENT SUITE includes 1 bedroom and a convenient 3-piece bathroom. Both suites come equipped with their own laundry facilities, stove, and refrigerator for your convenience. Enjoy the added bonus of a double detached garage providing ample parking and storage space (currently rented out). Don't miss out on this fantastic property that offers versatility and potential for various living arrangements. Contact your favourite realtor today to schedule a viewing and make this duplex home at 723 Whiteridge Road NE your next residence or investment property!