

**554 Whitehill Place NE**  
**Calgary, Alberta**

**MLS # A2172428**



**\$419,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	On Street, Oversized, Owned, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Few Trees, Lawn, Low Maintenance Landsc		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** TV in Kitchen, BBQ, Storage Shed, Dishwasher as-is,

Great starter home or investment property located on a quiet cul-de sac close to schools, shopping and busses. With just over 1500 square feet of total living space this home will definitely check off all the boxes! The main floor features large windows in the living room with a beautiful stone surround wood burning fire place, updated kitchen with a great south facing deck looking over your private fenced backyard. The main floor master bedroom and 2pc bathroom is great for anyone that has mobility issues. The finished basement is perfect for entertaining featuring a wet bar and can also be a great playroom for the kids. The large oversized laundry room has plenty of storage space for all your gear. Don't miss this one. Book your showing today!