



## 4220 Whitehorn Drive Calgary Alberta

\$599,900

Welcome to this charming and well-kept bungalow located in the heart of Whitehorn, a quiet and family-friendly community in NE Calgary. This versatile home offers a fully developed legal basement suite with a private separate entrance and a double detached garage, accessed through a paved back alley--ideal for homeowners and investors alike. With a total of 5 spacious bedrooms and 2 full bathrooms, this property provides plenty of space for growing families, multi-generational living, or those seeking rental income. The main floor features a bright and airy living room that flows nicely into the dining area, creating a warm and inviting space for everyday living and entertaining. The kitchen is well-appointed with ample cabinetry and counter space, making it both practical and functional for family meals and gatherings. This level also includes 3 generously sized bedrooms and a full 4-piece bathroom. The legal basement suite is thoughtfully laid out and offers 2 additional bedrooms, another 4-piece bathroom, a large family room, and a second fully equipped kitchen. It's perfect for tenants, extended family, or as a mortgage helper. A shared laundry area ensures convenience for both upper and lower levels. Recent updates to the home include a newly renovated washroom and three new bedroom windows on the main floor (2021), as well as a newer furnace--adding comfort and peace of mind for the new owners. The oversized double detached garage provides plenty of room for vehicles, storage, or a workshop. The paved back alley makes access easy and clean year-round. Ideally located just steps from elementary and junior high schools, shopping centers, parks, playgrounds, and public transit. Whitehorn LRT station and major roadways are only minutes away, making commuting across the city simple and stress-free. This is a great opportunity for first-time buyers, families, or in...

4pc Bathroom 7.67 Ft x 4.92 Ft

Bedroom 10.92 Ft x 10.67 Ft

Bedroom 10.83 Ft x 10.67 Ft

Kitchen 5.75 Ft x 11.50 Ft

Recreational, Games room 18.67 Ft x 27.08 Ft

Furnace 5.33 Ft x 7.58 Ft

Bedroom 13.00 Ft x 8.08 Ft

Bedroom 9.08 Ft x 9.08 Ft

Dining room 9.08 Ft x 9.58 Ft

Kitchen 12.75 Ft x 12.58 Ft

Living room 14.42 Ft x 15.75 Ft

Primary Bedroom 12.17 Ft x 11.33 Ft

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Listing Presented By:



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