

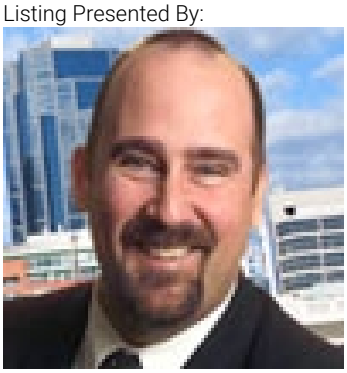
44 Whiteridge Place Calgary Alberta

$619,000

Welcome to 44 Whiteridge Place NE -- a beautifully updated BI-LEVEL home offering exceptional versatility, income potential, and an unbeatable location in the heart of Whitehorn! Situated on a quiet cul-de-sac street with a beautifully maintained lawn and outstanding curb appeal, this MOVE-IN READY property is VACANT and available for QUICK POSSESSION, making it an excellent opportunity for homeowners and investors alike. Step inside through the welcoming foyer, complete with a convenient COAT CLOSET and direct access to both the main level and lower level. The bright and spacious main floor is designed for comfortable everyday living and entertaining, featuring a large living room highlighted by a charming BRICK FIREPLACE that serves as a warm and inviting focal point. Large windows fill the space with natural light, creating an airy and welcoming atmosphere. The adjoining dining area offers ample space for family gatherings and dinner parties, while the functional kitchen provides plenty of cabinetry, workspace, and a practical PANTRY for additional storage. The main level is completed by THREE GENEROUSLY SIZED BEDROOMS, each featuring its own closet, a full 4-PIECE BATHROOM, and a convenient 2-PIECE ENSUITE off the primary bedroom. The fully developed lower level features an ILLEGAL BASEMENT SUITE, providing outstanding flexibility for extended family living, guests, or potential rental income. This level offers a spacious REC ROOM/LIVING AREA, a SECOND KITCHEN, TWO ADDITIONAL BEDROOMS with closets, a FULL 4-PIECE BATHROOM, dedicated STORAGE SPACE, and a utility room that houses the LAUNDRY AREA. The functional layout creates excellent separation between the upper and lower living spaces. Outside, you'll find a private backyard retreat complete with a DECK, perfect for summer barbecues, outdoor dining, or simply relaxing while enjoying the beautifully maintained...

4pc Bathroom 10.17 Ft x 5.67 Ft
Bedroom 14.83 Ft x 12.00 Ft
Bedroom 13.67 Ft x 8.83 Ft
Hall 3.17 Ft x 10.75 Ft
Kitchen 9.75 Ft x 18.67 Ft
Recreational, Games room 20.67 Ft x 16.17 Ft
4pc Bathroom 8.58 Ft x 4.92 Ft
Bedroom 7.92 Ft x 12.33 Ft
Bedroom 8.92 Ft x 8.92 Ft
Dining room 11.75 Ft x 8.25 Ft
4pc Bathroom 3.83 Ft x 6.67 Ft
Hall 8.92 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://peterpasion.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Storage 8.92 Ft x 8.25 Ft

Furnace 6.58 Ft x 14.83 Ft

Laundry room 3.08 Ft x 7.00 Ft

2pc Bathroom 7.00 Ft x 5.25 Ft

Kitchen 11.33 Ft x 18.00 Ft

Living room 15.50 Ft x 17.83 Ft

Pantry 1.58 Ft x 3.00 Ft