

# **\$545,500 - 5023 Whitehorn Drive Ne, Calgary**

MLS® #A2211556

**\$545,500**

3 Bedroom, 2.00 Bathroom, 899 sqft

Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

The Owner wants it sold , New price adjustment to the tune \$44,900.00 . Over 1500 sq ft of livable space . Welcome to this beautifully updated with a total of 3 bedrooms , 2 bathrooms 4 level split family home with a cozy farmhouse charm. Nestled on a desirable corner lot in the heart of the community of Whitehorn. This home offers charm, functionality and convenience. The property boasts a freshly renovated interior , featuring brand new flooring , fresh paint and like new appliances!. Upon entering , you'll be welcomed by a cozy living room, a spacious Kitchen and pantry, a bright dining room. Theres additionally a 4 pc s bathroom on main and a spacious master bedroom which is current used as the sellers craft room. Just off the Kitchen are French doors that leads out to the back yard with that Alberta Big Sky southern exposure. Theres ample room in the back yard for the children to play with the built in sand box, additionally there's Natural gas BBQ hook up, two storage shed and access to the detached large double garage . The back yard is fully fenced with areas for potting out plants. This vibrant , family friendly neighborhood is home to excellent schools , including Colonel J. Fred Scott school ( kindergarten to Grade 6, Chief Justice Milvian school, ( kindergarten to grade 6),Annie Gale School (grade 6-9) Lester B Pearson High school ( grade 10-12). The Whitehorn Community Association provides easy access to various programs and services, including



children's activities , seniors' programs, playgroups and fitness classes-all within walking distance. Enjoy nearby tennis and basketball courts , outdoor skating rinks as well expansive green spaces , bike paths and parks. Perfect for children and outdoor enthusiasts. Theres excellent transit access close to LRT station and abundance of local and major amenities-including a plaza across the street featuring a convenience store, Pharmacy, soon to be a Doctors office. Also a barbershop , liquor store , Pizza and Chinese food. The property is close access to shopping mall/Grocery stores , school playgrounds , bike paths , swimming pools and the Hospital. This home is designed for both convenience and comfort, Don't miss the opportunity to make this property your own!

Built in 1975

### **Essential Information**

MLS® #	A2211556
Price	\$545,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	899
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	5023 Whitehorn Drive Ne
Subdivision	Whitehorn
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T1Y 1T9

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	French Door, No Smoking Home, Pantry
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot, Treed, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	62
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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