

923 Whitehill Way NE  
Calgary, Alberta

MLS # A2242799



## \$400,000

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	777 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings and Dryer/Washer.

Welcome to this fantastic duplex located at 923 Whitehill Way NE in the vibrant community of Whitehorn. This spacious property boasts 4 bedrooms, 1.5 bathrooms, and a total of 1,538.39 square feet of versatile living space, all situated on a generous pie-shaped lot that offers ample outdoor space and potential for expansion. As you enter, you'll be greeted by a bright and inviting living area, perfect for family gatherings and entertaining. The open layout flows seamlessly into a well-appointed kitchen and dining area, where you can envision creating lasting memories. The upper level features four generously sized bedrooms, providing plenty of room for family or guests, while the full bathroom and convenient half bath enhance the home's functionality. The true highlight of this property is the large pie-shaped lot, offering an expansive outdoor area that is perfect for summer barbecues, gardening, or simply enjoying the outdoors. This unique lot shape provides privacy and room for potential landscaping projects, a play area, or even an outdoor entertainment space—a rare find in the area! Nestled in the community of Whitehorn, this duplex is known for its family-friendly atmosphere, proximity to schools, parks, and convenient access to public transportation. This property represents a remarkable investment opportunity or a potential flip. Making this an excellent chance to capitalize on the growing market. With some cosmetic updates, this duplex can easily be transformed into a sought-after home that appeals to a wide range of buyers. Don't miss out on this incredible opportunity to invest in a property with great potential in Whitehorn. Schedule your private showing today and envision the possibilities!