

190 Whitefield Drive NE  
Calgary, Alberta

MLS # A2185299

**\$429,000**



|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                                          |               |                   |
| <b>Type:</b>     | Residential/Duplex                                 |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level                    |               |                   |
| <b>Size:</b>     | 955 sq.ft.                                         | <b>Age:</b>   | 1981 (44 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Off Street, Parking Pad                  |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Laminate      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Open Floorplan, Soaking Tub |                   |      |

**Inclusions:** Illegal Suite - Includes Fridge, Electric Range and Hood Fan.

Discover comfort and convenience in this 3-bedroom, 2.5-bathroom half duplex in Whitehorn. Walking distance to Whitehorn LRT. Ideal for families or for investors as the property has good rental income. Recent upgrades include a new roof (2021) and water heater (2018). The main floor was renovated in 2016 with new kitchen floor tiles, vinyl plank flooring, and a revamped washroom. The illegal basement suite had new windows installed in 2021. Enjoy nearby parks, schools, and amenities. \*\*\*Seller is unaware of permits for the illegal basement suite or for any work/renovations done on the property. Sold as is/where is - with no warranties or representations. \*\*\*