

**416 Whitehill Place NE**  
**Calgary, Alberta**

**MLS # A2211519**



**\$415,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	805 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** NA

**\*\*OPEN HOUSE - May 10, 2025 (Sat) 11am-2pm\*\*** Welcome to your beautifully maintained and thoughtfully updated home nestled in a quiet cul-de-sac in desirable Whitehorn—just minutes from schools, parks, daily amenities, and easy access to Stoney Trail, Deerfoot Trail, and the Whitehorn LRT station. This renovated side-by-side half duplex is perfect for families, nature lovers, or anyone looking for a peaceful retreat close to urban convenience. With all the major updates already completed, you can move in and enjoy right away. Key Home Upgrades & Features: • Outdoor shed built in 2023 • White oak engineered hardwood flooring (2020) • Fully paid solar system installed in 2014 • Backyard waterfall feature attracts birds and creates a peaceful setting • Driveway fits up to 6 vehicles • Fossil-embedded front yard rock—a unique natural feature! Don't miss your chance to own this truly special home in one of Calgary's most accessible neighborhoods. Contact us today to book your private showing!