

# \$498,800 - 5023 Whitehorn Drive Ne, Calgary

MLS® #A2238007

**\$498,800**

3 Bedroom, 2.00 Bathroom, 899 sqft

Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

Over 1500 sq ft of livable space . PRICED UNDER \$500k, Folks please have a little vision. This a 1 large Bedroom home above grade. The 2 additional bedrooms are partially under grade with large egress windows that both the family's 2 children occupy. I welcome you to this beautifully updated with a total of 3 bedrooms , 2 bathrooms 4 level spilt 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® #         | A2238007      |
| Price          | \$498,800     |
| 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 | T1Y1T9    |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 5                                                                              |
| Parking        | Double Garage Detached, On Street, Other, Outside, Rear Drive, See Remarks     |
| # of Garages   | 2                                                                              |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | French Door, No Smoking Home, Pantry, See Remarks, Storage                                  |
| Appliances        | Dishwasher, Freezer, Garage Control(s), Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | None                                                                                        |
| Fireplaces        | None                                                                                        |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Partially Finished                                                                    |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, BBQ gas line, Garden, Storage                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Vinyl Siding, Wood Frame, Brick                                                                         |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 52              |
| Zoning         | R-CG            |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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