

# \$519,000 - 123 Whiteridge Place Ne, Calgary

MLS® #A2241716

**\$519,000**

5 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

**ATTENTION INVESTORS & SAVVY HOME BUYERS!** This 5-bedroom home is located on a quiet cul-de-sac in the sought-after community of Whitehorn. With separate entrances and separate laundry for each level, this property offers an ideal setup to live up and rent down, or rent both units for maximum income potential.

This home has been well maintained and upgraded over the years, offering peace of mind for the next owner. All windows were replaced in 2016 and meet egress requirements for safety and comfort. A sump pump and new roof were added in 2018. Inside, enjoy modern roller blinds (2025) and updated furnace and hot water tank for year-round efficiency and reliability.

The upper level features a beautifully updated 3 bedroom layout with new appliances, new flooring throughout, modern finishes, and a stylish kitchen that opens to a bright living and dining space, perfect for everyday living or entertaining.

The lower level offers a spacious 2-bedroom suite with its own full kitchen, 4-piece bathroom, generous living area, and private laundry. Whether you're accommodating family, tenants, or looking for a mortgage helper, this setup delivers.

Outside, enjoy a detached garage, two additional off-street parking spots, and a fully fenced, manicured backyard with plenty of space for relaxing or entertaining.

Unbeatable location: just a 4-minute walk to



Annie Gale School, 8 minutes to St. Wilfred School, close to parks, shopping, transit, and only 11 minutes to YYC Airport.

Whitehorn is a well-established community known for its schools, parks, walkability, and easy access to the Whitehorn LRT Station, making it ideal for families, commuters, and investors alike.

This is a rare opportunity to own a versatile, income-generating property in a strong rental market. Book your showing today!

Built in 1978

### Essential Information

MLS® #	A2241716
Price	\$519,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	123 Whiteridge Place Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4K2

### Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	M-CG d100

## Listing Details

Listing Office	eXp Realty
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