

# \$475,000 - 707 Whitehill Way Ne, Calgary

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MLS® #A2248429

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

This bright and inviting 3-bedroom, 2-bathroom half duplex sits on a desirable corner lot in a quiet, family-friendly street. The main level offers a spacious living room filled with natural light, a functional kitchen with plenty of cabinet space, and a dining area perfect for gatherings. Three comfortable bedrooms and a full bath are conveniently located on the same level, making it ideal for all ages.

The fully finished basement adds versatility with a second bathroom and extra living space for a rec room, home office, or guest area. Step outside to your private backyard, perfect for summer BBQs, gardening, or relaxing "with the added convenience of a back lane. The corner lot provides extra space and privacy, while the location is just steps from green space, parks, and walking paths.

Enjoy the convenience of being close to a plaza with shops, restaurants, and essential amenities, plus easy access to schools and public transit. Whether you're a first-time buyer or investor, this home offers a rare combination of comfort, space, and location.

Built in 1977

## Essential Information

MLS® #                   A2248429

Price                     \$475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,066                  |
| Acres          | 0.08                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 707 Whitehill Way Ne |
| Subdivision | Whitehorn            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y3E6               |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Laminate Counters                                    |
| Appliances        | Electric Oven, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central                                              |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Electric                                             |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 8                 |
| Zoning         | M-CG d40          |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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