

# \$774,900 - 12 Whitefield Crescent Ne, Calgary

MLS® #A2224915

**\$774,900**

5 Bedroom, 4.00 Bathroom, 2,004 sqft  
Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

Presenting a rare opportunity to own a well-maintained and spacious residence in one of Whitehorn's most desirable locations. Situated on a quiet street and backing directly onto expansive green space and a playground, this property is within walking distance of Annie Gale Junior High, Colonel J. Fred Elementary, and St. Wilfred Elementary schools—an ideal setting for families. This two-storey home offers over 2,000 sq. ft. of above-grade living space. The main level features a formal living room, dining room, family room, and a versatile bedroom. The upper level includes three generously sized bedrooms, including a primary suite complete with a private 4-piece ensuite. The fully developed basement enhances the living space with a large recreation room, an additional bedroom, a full bathroom, a den, and a bar—providing ample space for extended family or entertaining guests. Significant updates have been completed over the years, including newer shingles, dual furnaces, upgraded kitchen cabinetry and countertops, a renovated upstairs bathroom, and modern appliances. Conveniently located just minutes from the Whitehorn LRT station, shopping centres, and Peter Lougheed Hospital, this home combines space, functionality, and an outstanding location. This is a rare opportunity—schedule your private viewing today.



Built in 1981

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2224915       |
| Price          | \$774,900      |
| Bedrooms       | 5              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,004          |
| Acres          | 0.13           |
| Year Built     | 1981           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12 Whitefield Crescent Ne |
| Subdivision | Whitehorn                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T1Y 5K1                   |

## Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                              |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                              |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Mid Efficiency                                        |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |

|              |                                         |
|--------------|-----------------------------------------|
| Fireplaces   | Family Room, Wood Burning, Brick Facing |
| Has Basement | Yes                                     |
| Basement     | Finished, Full                          |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Playground                                                |
| Lot Description   | Front Yard, Landscaped, Rectangular Lot, Greenbelt, Level |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame, Concrete                        |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 66             |
| Zoning         | R-CG           |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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