

# \$560,000 - 331 Whitman Place Ne, Calgary

MLS® #A2263539

**\$560,000**

4 Bedroom, 3.00 Bathroom, 1,284 sqft

Residential on 0.10 Acres

Whitehorn, Calgary, Alberta

Welcome to 331 Whitman Place NE – a 4-bedroom bungalow perfectly situated on a quiet cul-de-sac, offering incredible value with all major upgrades already completed. Ideal for a family, or an investor, this home combines comfort, functionality, and long-term peace of mind.

The main floor features a spacious layout with generous windows offering tons of natural light, perfect for both daily living and entertaining. The kitchen has been enhanced with new appliances, while the new windows with their roll shutters provide added efficiency, security, and privacy throughout the home. All mechanical systems have been professionally upgraded, ensuring a worry-free lifestyle for years to come.

Downstairs, the fully finished basement adds an exceptional living space with a custom-built bar area—a fantastic setup for hosting, relaxing, or creating your dream rec room. Outside, you'll appreciate the metal roof for lasting durability, a double detached heated garage ideal for hobbyists or those needing year-round workspace, and a dedicated RV parking space—a rare bonus in the city. Located close to schools, parks, and major commuter routes, this is a turn-key opportunity in a quiet, established neighbourhood. Don't miss your chance to call this upgraded bungalow home—book your showing today!

Built in 1979



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263539    |
| Price          | \$560,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,284       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 331 Whitman Place Ne |
| Subdivision | Whitehorn            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 4T2              |

## Amenities

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                          |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                                                          |

## Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Quartz Counters, Storage, Suspended Ceiling, Vinyl Windows, Jetted Tub                                            |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Tankless Water Heater, Water Conditioner |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Basement, Gas                                                                                                                     |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Awning(s)                                                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Private, Street Lighting, Treed |
| Roof              | Metal                                                                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                      |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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