

# \$525,000 - 563 Whitehorn Way Ne, Calgary

MLS® #A2239955

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,803 sqft

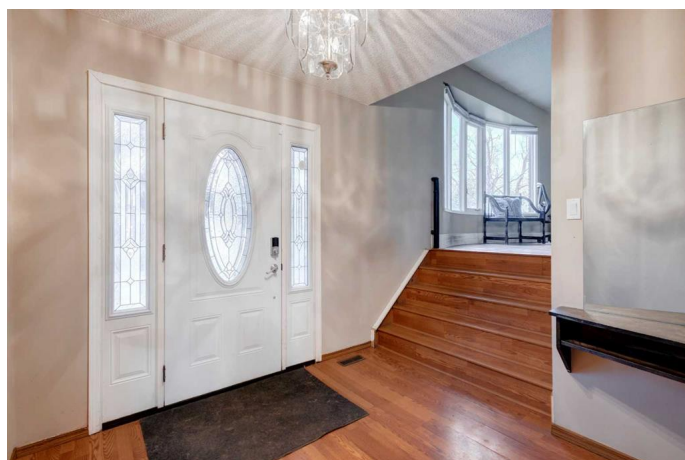
Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Handyman Special with Huge Potential – Oversized Garage and Prime Location! Calling all renovators, visionaries, and DIY enthusiasts! This handyman special is your golden opportunity to transform a spacious property into your dream home or next investment. With nearly 2,400 sq ft of developed space, this home offers incredible value and endless potential. Step inside and you™ll find hardwood flooring throughout, waiting to be brought back to life. The expansive crawl space provides an enormous amount of storage, keeping your living areas clutter-free. Car lovers and hobbyists will be thrilled by the 23.3 x 23.2 ft oversized double garage, featuring high ceilings to accommodate large trucks or custom setups – perfect for work, storage, or a workshop. Enjoy the sunshine in the large, south-facing backyard, ideal for gardening, entertaining, or simply soaking up the sun. The property is being sold as-is, giving you full control to make it your own. Conveniently located close to schools, playgrounds, transit, and major roads/highways, this home offers easy access to everything you need while being tucked into a family-friendly neighbourhood. Don™t miss your chance to unlock the full potential of this diamond in the rough – opportunities like this are rare!

Built in 1975

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2239955      |
| Price          | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,803         |
| Acres          | 0.11          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 563 Whitehorn Way Ne |
| Subdivision | Whitehorn            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 1Y2              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Rectangular Lot, See Remarks |
| Roof            | Asphalt Shingle                                    |
| Construction    | Brick, Metal Siding                                |
| Foundation      | Poured Concrete                                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

### **Listing Details**

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

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