

# \$299,900 - 305 Whitehill Place Ne, Calgary

MLS® #A2260622

**\$299,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

Half-Duplex | 831 SqFt | Incredible Location | 2 Bedrooms | 1.5 Bathrooms | Great Living Space | Open Floor Plan | Stainless Steel Appliances | Ample Natural Lighting | Large Deck | Great Backyard | Front Driveway/Parking Pad | Near 2 CBE Schools | Easy Commute to McKnight Trail NE.

Welcome to 305 Whitehill Place NE – a well-maintained bi-level half duplex offering 831 SqFt of comfortable living space in a family-friendly neighborhood. This 2-bedroom, 1.5-bathroom home features a bright and open floor plan with stylish accent walls and easy-care laminate flooring throughout the main level. The spacious primary bedroom is conveniently located on the main floor, along with a stacked hall laundry that maximizes your living space. The kitchen boasts solid wood cabinets and stainless steel appliances – perfect for everyday living and entertaining. Downstairs, you'll find a large, carpeted rec room ideal for movie nights, a generously sized second bedroom, a 2-piece bathroom, and extra storage. Enjoy your private backyard with a deck and lawn – and no neighbors behind for added peace and privacy. Located close to schools including St. Wilfrid Elementary, Colonel J. Fred Scott School, and Annie Gale School, this is an excellent opportunity for first-time buyers, small families, or investors. Don't miss your chance to own this affordable gem in the heart of Whitehorn!



Built in 1977

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260622               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 832                    |
| Acres          | 0.08                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 305 Whitehill Place Ne |
| Subdivision | Whitehorn              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 3G6                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                         |
| Lot Description   | Back Yard, Interior Lot, No Neighbours Behind, Street Lighting |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stucco, Wood Frame                                             |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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