

# \$599,900 - 4220 Whitehorn Drive Ne, Calgary

MLS® #A2249476

**\$599,900**

5 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.10 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming and well-kept bungalow located in the heart of Whitehorn, a quiet and family-friendly community in NE Calgary. This versatile home offers a fully developed legal basement suite with a private separate entrance and a double detached garage, accessed through a paved back alley, ideal for homeowners and investors alike. With a total of 5 spacious bedrooms and 2 full bathrooms, this property provides plenty of space for growing families, multi-generational living, or those seeking rental income. The main floor features a bright and airy living room that flows nicely into the dining area, creating a warm and inviting space for everyday living and entertaining. The kitchen is well-appointed with ample cabinetry and counter space, making it both practical and functional for family meals and gatherings. This level also includes 3 generously sized bedrooms and a full 4-piece bathroom. The legal basement suite is thoughtfully laid out and offers 2 additional bedrooms, another 4-piece bathroom, a large family room, and a second fully equipped kitchen. It's perfect for tenants, extended family, or as a mortgage helper. A shared laundry area ensures convenience for both upper and lower levels. Recent updates to the home include a newly renovated washroom and three new bedroom windows on the main floor (2021), a newer furnace, and brand new fridge and dishwasher on the main level—adding both comfort and functionality for the new owners. The



oversized double detached garage provides plenty of room for vehicles, storage, or a workshop. The paved back alley makes access easy and clean year-round. Ideally located just steps from elementary and junior high schools, shopping centers, parks, playgrounds, and public transit. Whitehorn LRT station and major roadways are only minutes away, making commuting across the city simple and stress-free. This is a great opportunity for first-time buyers, families, or investors looking for a move-in-ready home with rental potential in a desirable neighborhood. Don't miss your chance to own this wonderful property in Whitehorn. Contact your favorite realtor today to book a private tour!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249476    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,110       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4220 Whitehorn Drive Ne |
| Subdivision | Whitehorn               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

|             |         |
|-------------|---------|
| Postal Code | T1Y 5C5 |
|-------------|---------|

### Amenities

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

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                         |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Suite                                                                                   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Playground                      |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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