

# \$440,000 - 647 Whiteridge Way Ne, Calgary

MLS® #A2207610

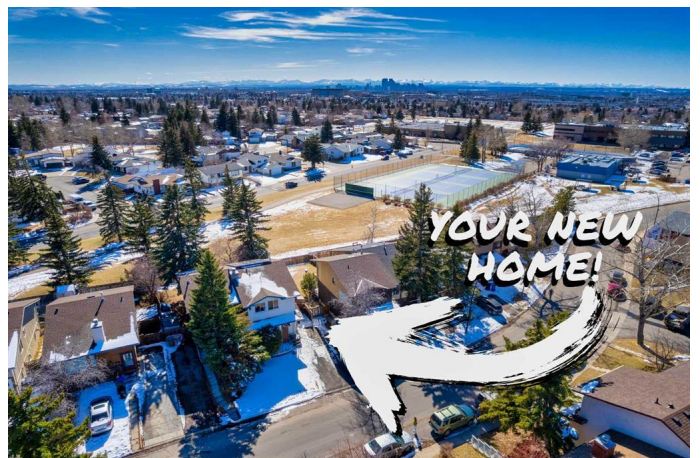
**\$440,000**

5 Bedroom, 2.00 Bathroom, 1,196 sqft  
Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY APRIL 12, 1PM-3 PM \*\*\*This charming 4-bedroom, 2 bathrooms 2-story semi-detached home is ideally located in the highly sought-after Whitehorn community, offering an unbeatable location with everything you need right at your doorstep. Upon entering, youâ€™™ll be welcomed by a cozy living room, a spacious kitchen, and a bright dining area that leads to a large patioâ€™™perfect for entertaining while enjoying beautiful views of the surrounding scenery. The expansive south facing garden includes a large shed with electricity, providing ample space to store all your extra belongings. Upstairs, youâ€™™ll find three generously sized bedrooms and a full bathroom. The partially finished basement offers great potential, featuring a large bedroom and an office space (that can be converted into 5th bedroom), ready for your personal touch. Additional features include solar panels, a newer furnace, and a newer hot water tank.

This vibrant, family-friendly neighborhood is home to excellent schools, including Annie Gale School (Kindergarten to Grade 9), just a short walk away with no roads to cross. Nearby, youâ€™™ll also find Colonel J. Fred Scott School, St. Wilfried Elementary School, and Lester B. Pearson High School. The Whitehorn Community Association provides easy access to various programs and services,



including children's activities, seniors' programs, playgroups, and fitness classesâ€”all within walking distance. Enjoy nearby tennis and basketball courts, just a short walk from your garden, as well as expansive green spaces and parksâ€”perfect for children and outdoor enthusiasts. With excellent transit access and an abundance of local amenities, this home is designed for both convenience and comfort. Donâ€™t miss the opportunity to make this property your own! Call your realtor and schedule a viewing today.

Built in 1979

### Essential Information

MLS® #	A2207610
Price	\$440,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,196
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	647 Whiteridge Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4S8

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Gravel Driveway

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 9th, 2025
Days on Market	5
Zoning	M-CG

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.