

# \$435,000 - 218 Whitman Place Ne, Calgary

MLS® #A2240914

**\$435,000**

6 Bedroom, 2.00 Bathroom, 910 sqft  
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Just an 8-minute walk to Whitehorn LRT! This fully developed semi-detached bungalow offers incredible value for investors or large families. Featuring 909 Sq.Ft on the main level plus 836 Sq.Ft in the finished basement, with 6 bedrooms total – 3 up and 3 down. Basement bedroom windows have been enlarged for added safety.

The main floor includes a large front living room, dining area across from the kitchen, and a kitchen with stainless steel appliances. The basement offers a spacious rec room and laundry area.

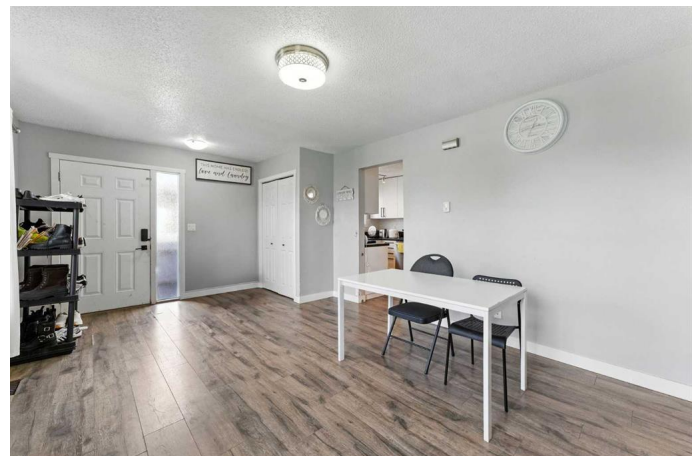
Currently rented by 5 tenants, generating \$3,600/month in rental income. With 20% down, projected positive cash flow of approx. \$1,500/month after property taxes.

Updates over the years include newer kitchen, appliances, and water heater. Located on a quiet cul-de-sac with a playground nearby, close to shopping, schools, Peter Lougheed Hospital, and transit.

Parking for 2 vehicles in rear stalls plus ample street parking.

A great opportunity for cash-flow investors or families needing space – this one won't last!

Built in 1978



## Essential Information

MLS® #	A2240914
Price	\$435,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

## Community Information

Address	218 Whitman Place Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4H9

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Playground
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Cleared
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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