# 19 Whitehill Gate NE

Calgary | Active | MLS® A2344373

**$292,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **1977** | **1,095.83 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

Welcome to this semi-detached home in Whitehorn, featuring 2 bedrooms and 1.5 bathrooms, ideally located on a quiet street in a desirable neighbourhood.

This property is a true FIXER-UPPER and an EXCELLENT OPPORTUNITY for FIRST-TIME BUYERS, INVESTORS, OR CONTRACTORS looking to build substantial sweat equity. With strong upside potential, this home is ideal for buyers willing to undertake renovations and improvements to increase its value.

The property requires significant updating and repairs, including new interior flooring, repainting throughout, and repairs to the interior walls.

SOLD AS-IS, WHERE-IS, this is a rare opportunity to purchase an affordable home with the potential to transform it into something special.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2344373 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 1977 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,095.83 sq. ft. |
| **Main Level Finished Area:** | 597.91 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 497.92 sq. ft. |
| **Below Grade Finished Area:** | 538.88 sq. ft. |
| **Lot Area:** | 3,186 sq. ft. |
| **Lot Frontage:** | 4'¼" |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1977 (Age: 49) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7611049 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Partially Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Wood Siding |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Linoleum, Other |

| | |
|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Driveway, Off Street |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Whitehorn |
| **Appliances:** | None |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 15'7" × 12' · |
| **Main Floor** | Dining Room · 10'6" × 5'4" · |
| **Main Floor** | Foyer · 9' × 7'1" · |
| **Main Floor** | Living Room · 13'3" × 12'7" · |
| **Upper Level** | Bedroom - Primary · 13'4" × 10'11" · |
| **Upper Level** | Bedroom · 11'5" × 9'9" · |
| **Basement** | Laundry · 7'8" × 3'9" · |
| **Basement** | Family Room · 12'4" × 11'11" · |
| **Basement** | Game Room · 14'8" × 12'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Sidewalks, Street Lights |
| **Interior Features:** | See Remarks |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | See Remarks |

| | |
|---|---|
| **Lot Features:** | Irregular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/19-whitehill-gate-ne-calgary-a2344373/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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