44 Whiteridge Place NE

Calgary | Active | MLS® A2316498

$619,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1976**	**1,213.19 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

Welcome to 44 Whiteridge Place NE - a beautifully updated BI-LEVEL home offering exceptional versatility, income potential, and an unbeatable location in the heart of Whitehorn! Situated on a quiet cul-de-sac street with a beautifully maintained lawn and outstanding curb appeal, this MOVE-IN READY property is VACANT and available for QUICK POSSESSION, making it an excellent opportunity for homeowners and investors alike. Step inside through the welcoming foyer, complete with a convenient COAT CLOSET and direct access to both the main level and lower level. The bright and spacious main floor is designed for comfortable everyday living and entertaining, featuring a large living room highlighted by a charming BRICK FIREPLACE that serves as a warm and inviting focal point. Large windows fill the space with natural light, creating an airy and welcoming atmosphere. The adjoining dining area offers ample space for family gatherings and dinner parties, while the functional kitchen provides plenty of cabinetry, workspace, and a practical PANTRY for additional storage. The main level is completed by THREE GENEROUSLY SIZED BEDROOMS, each featuring its own closet, a full 4-PIECE BATHROOM, and a convenient 2-PIECE ENSUITE off the primary bedroom. The fully developed lower level features an ILLEGAL BASEMENT SUITE, providing outstanding flexibility for extended family living, guests, or potential rental income. This level offers a spacious REC ROOM/LIVING AREA, a SECOND KITCHEN, TWO ADDITIONAL BEDROOMS with closets, a FULL 4-PIECE BATHROOM, dedicated STORAGE SPACE, and a utility room that houses the LAUNDRY AREA. The functional layout creates excellent separation between the upper and lower living spaces. Outside, you'll find a private backyard retreat complete with a DECK, perfect for summer barbecues, outdoor dining, or simply relaxing while enjoying the beautifully maintained yard. The DOUBLE DETACHED GARAGE provides secure parking and additional storage, while the generous outdoor space offers plenty of room for children, pets, and gardening enthusiasts.
Numerous updates throughout the home provide peace of mind and modern appeal, making this property truly move-in ready. Whether you're searching for a family home with mortgage-helper potential or an investment property with strong rental appeal, this versatile residence checks all the boxes. Located in the established and highly convenient community of WHITEHORN, residents enjoy easy access to schools, parks, playgrounds, shopping, restaurants, recreation facilities, public transit, and major roadways. The nearby Whitehorn C-Train Station offers convenient commuting options, while families will appreciate the abundance of educational opportunities and green spaces throughout the neighbourhood. With close proximity to major amenities, healthcare services, and downtown Calgary access routes, Whitehorn continues to be one of Northeast Calgary's most desirable and accessible communities. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316498
Bedrooms	5
Bathrooms	4
Year Built	1976

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	1,213.19 sq. ft.
Main Level Finished Area:	1,213.19 sq. ft.
Below Grade Finished Area:	1,108.83 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1976 (Age: 50)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7610067
Heating:	Forced Air

Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Whitehorn
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Bedroom · 12'4" × 7'11" ·
Main Floor	Bedroom · 8'11" × 8'11" ·
Main Floor	Dining Room · 11'9" × 8'3" ·
Main Floor	Hall · 12'2" × 8'11" ·

Main Floor	Kitchen · 18' × 11'4" ·
Main Floor	Living Room · 17'10" × 15'6" ·
Main Floor	Pantry · 3' × 1'7" ·
Main Floor	Bedroom - Primary · 13'8" × 12'4" ·
Basement	Bedroom · 14'10" × 12' ·
Basement	Bedroom · 13'8" × 8'10" ·
Basement	Hall · 10'9" × 3'2" ·
Basement	Kitchen · 18'8" × 9'9" ·
Basement	Game Room · 20'8" × 16'2" ·
Basement	Storage · 8'11" × 8'3" ·
Basement	Furnace/Utility Room · 14'10" × 6'7" ·
Basement	Laundry · 7' × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Cul-De-Sac, Front Yard, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Jun 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-whiteridge-place-ne-calgary-a2316498/

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