

# \$589,900 - 15 Whitewood Bay Ne, Calgary

MLS® #A2259751

**\$589,900**

3 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

Welcome to 15 Whitewood Bay NE, nestled in the heart of the family-friendly community of Whitehorn! Located on a quiet cul-de-sac, this charming single-family home with 1,515 square feet of living space is perfect for those seeking comfort, functionality, and convenience. With a single attached garage, an additional parking pad, and great curb appeal with a covered front porch, this home sets the stage for inviting and practical living. Step inside to find a spacious living area filled with natural light and complete with a gorgeous fireplace, a functional kitchen with pantry and modern appliances, a formal dining room, and a cozy breakfast nook—perfect for family gatherings. A convenient 2-piece bath is also located on this level. From the main floor, walk out to a large deck overlooking a private backyard—ideal for outdoor relaxation, gardening, or summer barbecues. Upstairs features 2 spacious bedrooms, including a massive primary bedroom with walk-in closet, private balcony, and a 5-piece ensuite bathroom. Another 3-piece bathroom completes this level. (Bonus: The upper level can easily be converted back into 3 bedrooms if desired!) The fully developed basement offers even more space, with a large recreation room, an additional bedroom, 3-piece bath, and a dedicated laundry area. This layout provides flexibility for family living, guests, or even a future basement rental unit—with a separate side entrance through the garage already in place. This unit comes



with a newer luxury vinyl plank (LVP) flooring on the main floor and basement family room, newer hot water tank (replaced in May 2021) and plenty of storage throughout, including a garden shed at the backyard. Set in the established neighborhood of Whitehorn, this home is surrounded by schools, parks, playgrounds, shopping, and restaurants. With excellent transit access, including the Whitehorn C-Train Station, plus nearby hospitals and major roadways, you're connected to everything Calgary has to offer while enjoying the peace of a quiet cul-de-sac. With its spacious layout, upgrades, and incredible potential—including the option for a legal basement suite—15 Whitewood Bay NE is more than just a house; it's an opportunity to create your perfect home. Whether you're a growing family, first-time buyer, or investor, this property is ready to welcome you. Don't miss your chance to own in one of Calgary's most convenient and established communities.

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259751    |
| Price          | \$589,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,515       |
| Acres          | 0.12        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 15 Whitewood Bay Ne |
| Subdivision | Whitehorn           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 3N3             |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                         |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage                        |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot, Level, Treed |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 31                |
| Zoning         | R-CG              |

### **Listing Details**

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

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