

# \$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.

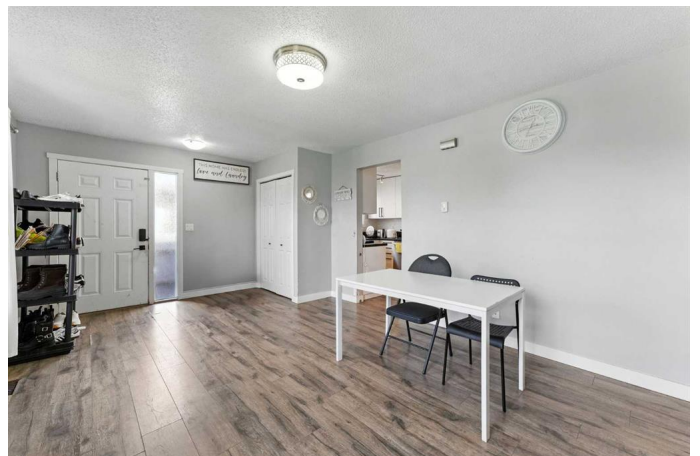
Currently rented by 5 tenants, generating \$3,600/month in rental income. With 20% down, projected positive cash flow of approx. \$1,500/month after property taxes.

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          | Side by Side, Bungalow |
| 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, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Playground, Private Yard                  |
| 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 | 25              |
| Zoning         | R-CG            |

**Listing Details**

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

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