

# \$439,900 - 319 Whitefield Drive Ne, Calgary

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MLS® #A2264233

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

FULLY DETACHED BUNGALOW ! Unlock the potential of this solid home located in Calgary's well-established Whitehorn community. Perfect for renovators, flippers, or savvy investors, this property offers a blank canvas with tons of possibilities. Featuring a practical layout with 3 bedrooms and 1.5 bathrooms, this home has the bones for you to complete a full remodeling. Situated on a quiet street with a private backyard and a long front tandem driveway that provides ample parking for multiple vehicles. Close to schools, parks, and all the conveniences the community has to offer, this property provides not only a great renovation project but also long-term value in an affordable, family-friendly neighborhood. Whether you're looking to flip, rent, or create your dream home, this is an opportunity you won't want to miss. Maximize value and cashflow by adding a side exterior door, new staircase, and basement windows to create a legal basement suite (subject to city requirements).



Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264233  |
| Price      | \$439,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,179       |
| Acres          | 0.11        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 319 Whitefield Drive Ne |
| Subdivision | Whitehorn               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 5S2                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                          |
|-------------------|--------------------------|
| Interior Features | See Remarks              |
| Appliances        | See Remarks              |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Fireplace         | Yes                      |
| # of Fireplaces   | 1                        |
| Fireplaces        | Gas                      |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Rectangular Lot      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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