

144 Whitmire Road NE
Calgary, Alberta

MLS # A2163463



\$489,500

Division:	Whitehorn		
Type:	Residential/House		
Style:	3 Level Split		
Size:	819 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Storage of Backyard

Welcome to this beautiful corner-lot family home located in the heart of the city. Ideal for first-time homebuyers or investors, this property offers over 1,100 sq. ft. of developed living space, including the basement area. The bright and sunny front family room benefits from a west-facing orientation, providing ample natural light. The third level features a spacious loft that can be used as an office, workout space, or additional living area. This level also includes a bedroom, washroom, and a large storage area. The property boasts a fully landscaped and fenced backyard, perfect for outdoor activities. Conveniently situated close to the LRT station, bus stops, shopping centers, restaurants, TLC school, playgrounds, soccer grounds, McKnight Highway, 36th Street, and other amenities, this home offers both value and an excellent location. Don't miss this opportunity! Schedule a viewing today.