

**224 WHITAKER Close NE**  
**Calgary, Alberta**

**MLS # A2165676**



**\$498,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved, Tandem		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** washer and dryer, gas stove, range hood, refrigerator

This very affordable 4-bedroom bi-level home offers nearly 1,700 square feet of comfortable living space in the highly desirable community of Whitehorn. Situated on a quiet street, the house enjoys an excellent location just a 5-minute walk to the LRT station, with easy access to Sunridge Mall, Peter Lougheed Hospital, and Village Square Leisure Centre, all within a short drive. The main level features a bright and spacious living room, a kitchen with an adjoining dining area, and two generously sized bedrooms, along with a 4-piece bathroom. The lower level provides two additional bedrooms, a large living room perfect for family gatherings, and a newly renovated 3pc bathroom completed in 2024. Recent upgrades make this home move-in ready, including fresh paint(2024), shingle roof(2022), gas stove(2023), range hood(2024), primary bedroom reclaimed wood wall(2023), shed(2019). This home combines space, convenience, and recent updates, offering tremendous value. Don't miss this opportunity—Schedule a showing today!