

**184 Whitaker Close NE**  
**Calgary, Alberta**

**MLS # A2173383**



**\$489,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Charming Family Home in Whitehorn - For Sale Welcome to this delightful home located in the vibrant Whitehorn neighbourhood, renowned for its convenient access to the LRT station, TLC School zoning, nearby shops, and the Peter Lougheed Hospital. This quintessential family residence offers nearly 1,800 square feet of finished living space across four levels, providing a versatile layout to suit your family's needs. Main Level The main floor features a bright and spacious living, dining, and kitchen area, perfect for both everyday living and entertaining. The kitchen includes an additional north-side door for added convenience. Adjacent to the kitchen is a cozy dining area, creating a welcoming space for family gatherings. Upper Level Upstairs, you'll find a generously sized primary bedroom with ample natural light and ventilation. The second bedroom is also spacious and conveniently located near the primary suite, making it ideal for younger children or guests. This level also includes a large 4-piece bathroom. Third Level The third level boasts a huge living room with a kitchen and a 3-piece bathroom, offering a flexible space that can serve multiple purposes. Lower Level The third and fourth bedrooms are on the lower level, providing privacy and comfort for older children, guests, tenants, or a home office setup. The four-level split design ensures everyone can enjoy their space while staying connected. Outdoor Space A huge deck on the south side is perfect for gatherings and BBQ parties. The grassy backyard serves as an ideal playground for children and pets, offering plenty of space for outdoor activities. Additionally, a cemented car pad ensures safety for your vehicle. Recent Upgrades - New carpets have been installed for a refreshed appearance. - The roof was replaced in 2022. - The entire home has been freshly painted. Move-in ready and situated in

a family-friendly neighbourhood, 184 Whitaker Court offers abundant square footage and thoughtful design features to accommodate a variety of lifestyles. Don't miss the opportunity to make this your new home in beautiful Calgary. \*\*For inquiries and to schedule a viewing, please contact me today!\*\*