

\$429,900 - 48 Whitaker Close Ne, Calgary

MLS® #A2089122

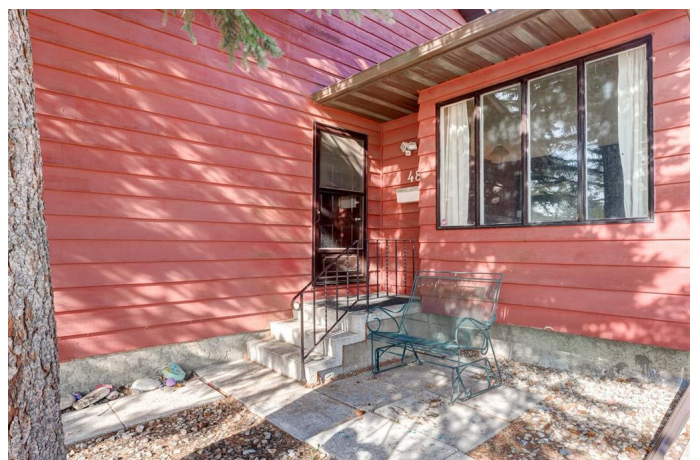
\$429,900

5 Bedroom, 3.00 Bathroom, 1,191 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Presenting a rare opportunity to own an expansive bungalow with an illegal basement suite, at an exceptional value with no condo fees! This bungalow offers versatility and the ideal configuration for multi-generational families, savvy investors, or homeowners seeking the “best of both worlds” an opportunity to live up plus enjoy an additional income stream! This home is located on a generous lot and the property itself spans close to 1200 sqft, which is significantly larger than the typical 1000 sqft bungalows in the area. This allows you to maximize size in this price range and build sweat equity. The bones of this property are exceptional with the big-ticket items already taken care of like a newer roof, water tank and furnace as they have all been upgraded within the last decade. From the moment you enter, you will love the plethora of natural light from your south facing floor to ceiling windows that is shining over your real hardwood floors. Step down into your abundant family room with vaulted ceilings and a beautiful fireplace feature. This room’s large windows and high ceilings give a “wow factor” and this is an unforgettable space for friends and family to gather! For formal evenings enjoy your private dining area that is open concept in design and overlooks the family room. Adjacent to the dining room is your kitchen which has ample cabinetry and an adorable window-side breakfast nook. The primary bedroom has a three-piece ensuite



and patio access to your backyard â€“a rare and welcomed feature! Two additional bedrooms and a four-piece bath complete the main, making this upper-level three bedrooms and two bathrooms. The lower-level illegal suite has a SEPARATE exterior entry (pew!) as well as a shared hallway with two sets of washers and dryers â€“ offering both comfort and functionality between family members or tenants! This unit has a bright full-sized kitchen with timeless white cabinetry, an ample family room, three-piece bath and two bedrooms (currently without egress). Your outdoor retreat has a fenced backyard perfect for the furry friends and little ones! This oasis has a patio with gorgeous stone details and a firepit perfect for summer nights with loved ones or an added value for tenants. The coveted side driveway is large enough to accommodate a future carport or tandem garage (with city approval of course). Whitehorn is in close proximity to the c-train station, schools, shopping, Peter Lougheed hospital, The Calgary Airport and Sunridge Mall. Whether youâ€™re looking to find your families next home or diversify your investment portfolio â€“ this rare gem will not last long!

Built in 1981

Essential Information

MLS® #	A2089122
Price	\$429,900
Sold Price	\$488,888
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,191
Acres	0.11
Year Built	1981
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	48 Whitaker Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5K3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	October 30th, 2023
Days on Market	4
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office REAL ESTATE PROFESSIONALS INC.

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