

\$599,900 - 380 Whitlock Way Ne, Calgary

MLS® #A2103101

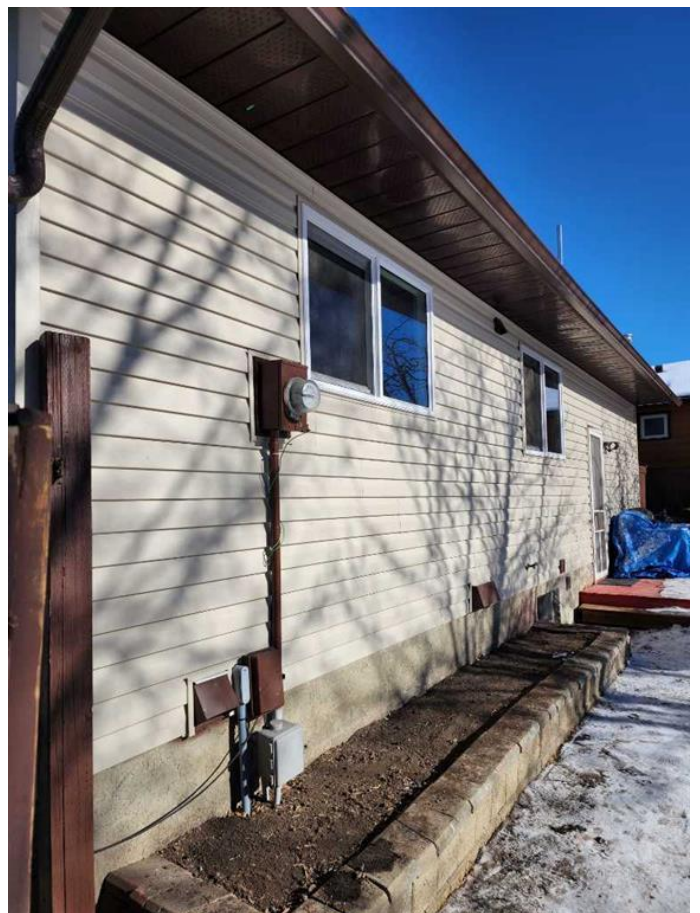
\$599,900

6 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

Opportunity knocks! This Whitehorn bungalow with an illegal basement suite is located on a 52 ft frontage lot. This is the perfect home for potential revenue from the illegal basement suite and a price appreciation in the future due to its large lot size. Walking into the home there is a main level unit which consists of a large front facing hardwood floored living room. The kitchen with quartz tops is filled with natural lights. There are 4 laminate floored bedrooms, primary ensuite and main bathroom. This well cared main level is bright and airy and is the perfect place to call home! Heading downstairs is an illegal basement suite with a separate entrance at grade, an eat-in-kitchen, large recreation/living room, two bedrooms and a 3-piece bathroom. The illegal basement suite has three enlarged egress windows. The kitchen comes with a tile floor and tiled backsplash. Large living/recreation room is centered surrounding the bedrooms and the kitchen and feels restful and peaceful. Heading back upstairs and out from the at-grade rear entrance is the private fenced yard large enough for an outdoor entertaining area, oversized deck (19'4"x12'5"), a storage shed, apple trees, and plentiful playing area for the kids! This is truly an amazing property and has many upgrades within the last few years including brand new vinyl sidings on three sides completed February, 2024, newer main floor windows, a recently renovated main bathroom, upgraded electric wiring and pot lights, and recently (2023) painted interior



walls.

The location of the house is close to all the amenities: walking distance to schools, playgrounds and Whitehorn C-train Station, and a few minutes drive to Peter Lougheed Hospital and every other amenity around Sunridge Area. This property has it all! Ask your realtor today for viewing!

Built in 1979

Essential Information

MLS® #	A2103101
Price	\$599,900
Sold Price	\$570,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,263
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	380 Whitlock Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5C7

Amenities

Parking Spaces	2
Parking	Driveway, Parking Pad

Interior

Interior Features	Granite Counters, No Smoking
Appliances	Dishwasher, Dryer, Electric S
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Rectangular Lot, Treed
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 25th, 2024
Date Sold	March 13th, 2024
Days on Market	48
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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