

\$449,900 - 38 Whitman Close Ne, Calgary

MLS® #A2158883

\$449,900

4 Bedroom, 2.00 Bathroom, 899 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Exceptional 4-Bedroom Family Home with Airbnb Potential in Whitehorn!

Discover this meticulously maintained and contractor-owned 4-bedroom, 2 full-bathroom gem, perfectly situated in the desirable Whitehorn neighborhood. Every detail in this home has been thoughtfully upgraded, ensuring top-notch quality and craftsmanship throughout. The walk-out illegal basement suite, complete with a kitchenette, offers versatile options—perfect as an in-law suite or a successful Airbnb rental.

This home boasts numerous updates, including a 2017 high-efficiency furnace, a 50-gallon hot water tank replaced in 2017, and roof installed in 2014, providing energy efficiency and durability for years to come. With over 1,700 sq ft of finished space, the home offers plenty of room for comfortable living. The exterior shines with stucco siding and brand new windows installed in 2024, complemented by fresh coats of paint inside and out. The property has been beautifully landscaped, adding to its curb appeal and offering a welcoming outdoor space. Additionally, there is a large shed in the backyard, complete with a brand new roof and siding, providing ample storage or potential for a workshop.

Step inside to find beautiful hardwood flooring and a newly renovated bathroom with modern finishes and fixtures. The south-facing



orientation ensures the home is bathed in natural light all day long, creating a warm and inviting atmosphere.

Conveniently located close to all amenities, this home is just minutes away from shopping malls, Peter Lougheed Hospital, and schools, making it ideal for families and investors alike. Whether you’re looking for a comfortable place to call home or a property with income potential, this move-in-ready home offers the best of both worlds in one of Calgary's sought-after neighbourhoods. Don’t miss out on this fantastic opportunity!

Built in 1978

Essential Information

MLS® #	A2158883
Price	\$449,900
Sold Price	\$463,100
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	899
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	38 Whitman Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4h4

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	August 23rd, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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