

# \$655,000 - 36 Whitehaven Crescent Ne, Calgary

MLS® #A2163739

## \$655,000

5 Bedroom, 3.00 Bathroom, 1,334 sqft  
Residential on 0.12 Acres

Whitehorn, Calgary, Alberta

OPEN HOUSE - SATURDAY & SUNDAY, SEPTEMBER 14-15 (12:00 PM - 4:00 PM). Welcome to 36 Whitehaven Crescent NE, a beautifully upgraded bi-level home in the sought-after community of Whitehorn. This luxurious yet inviting property boasts over \$200,000 in thoughtful upgrades, making it an ideal sanctuary for the modern homeowner. This home offers 5 bedrooms, 3 bathrooms, and 1,334 sq ft of above-ground living space, with over 2,500 sq ft of total usable space. The oversized two-car attached garage offers ample storage space and an optional slat wall system, perfect for keeping everything organized. Step outside to a professionally landscaped yard featuring maintenance-free synthetic grass and composite decking, ensuring you can enjoy the outdoors year-round without the hassle of upkeep. A fully insulated shed, matching the home's exterior, provides a versatile space for a workshop or extra storage, complete with dedicated power. The exterior is further enhanced by year-round Christmas lighting and smart exterior lighting for added convenience. Inside, you'll find a host of premium upgrades, including an entirely LED-lit home with a new electrical panel and upgraded PEX plumbing. The bathrooms offer a spa-like experience with two jetted tubs and three steam showers, complemented by in-floor heating and custom solid walnut cabinetry. The chef's kitchen is a true highlight, featuring professional-grade appliances such



as a gas cooktop, built-in microwave wall oven, warming drawer, and a touch faucet for added convenience. Granite countertops grace the kitchen, bathrooms, and laundry room, creating a cohesive and high-end feel throughout. The solid Brazilian Cherry Ipe hardwood flooring on the main level and cork flooring in the basement provide both durability and style. Additional features include a high-efficiency furnace, air conditioner, tankless water heater, water softener, and filtered reverse osmosis drinking water for added comfort. Custom closet organizers, solid core doors for noise reduction, and a central vacuum system with kick sweeps further elevate the home's interior. Nestled on a quiet street, the property benefits from newly replaced asphalt by the city, adding to its charm and convenience. Walking distance to St. Wilfred School, Annie Gale School and Colonol J. Fred Scott School. This meticulously upgraded home is ready to offer comfort, style, and a maintenance-free lifestyle in one of Calgary's most desirable neighborhoods.

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2163739    |
| Price          | \$655,000   |
| Sold Price     | \$685,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,334       |
| Acres          | 0.12        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |

Status Sold

### Community Information

Address 36 Whitehaven Crescent Ne  
Subdivision Whitehorn  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T1Y 6C5

### Amenities

Parking Spaces 4  
Parking Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Garage Faces Front

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, See Remarks, Wired for Sound, Tankless Hot Water  
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Built-In Refrigerator, Built-In Gas Range, Double Oven, Instant Hot Water, Tankless Water Heater, Warming Drawer, Water Purifier  
Heating High Efficiency, Fireplace(s), Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas, Blower Fan  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard, Storage, Lighting  
Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks, Interior Lot  
Roof Asphalt Shingle  
Construction Concrete, Mixed  
Foundation Poured Concrete

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2024 |
| Date Sold      | September 25th, 2024 |
| Days on Market | 13                   |
| Zoning         | R-C1                 |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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