$595,000 - 63 Whitnel Close Ne, Calgary

MLS® #A2198190

$595,000

5 Bedroom, 2.00 Bathroom, 1,090 sqft
Residential on 0.09 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming bungalow, featuring a fully developed illegal basement suite with a separate entrance and a double detached garage, accessible through a paved back alley in the family-friendly community of Whitehorn. This versatile property offers a total of 5 spacious bedrooms and 2 full bathrooms, making it perfect for growing families or investors looking for rental potential. On the main level, you'll find a bright and airy living space that flows seamlessly into the dining area, creating an inviting atmosphere for entertaining and family gatherings. The kitchen is well-equipped with ample cabinetry and counter space, ideal for preparing meals and enjoying family time. This level includes 3 generously sized bedrooms and a 4-piece bathroom. The basement, with its own private entrance, offers an illegal suite perfect for rental income or multi-generational living. It features 2 additional bedrooms, a 4-piece bathroom, a large family area, and a second fully functional kitchen. The shared laundry space adds convenience for both levels. Recent updates ensure that this home is move-in ready, including a new roof replaced in 2020, siding upgraded in 2020, and new living room windows installed the same year. The double detached garage, built in 2022, offers plenty of space for vehicles, storage, or even a workshop. The paved back alley provides easy access, making parking convenient. This home is ideally situated in Whitehorn, just steps from elementary and

junior high schools, shopping, and essential amenities. Its proximity to major roadways, bus routes, and the Whitehorn LRT station makes commuting a breeze. Whether you're a first-time homebuyer, an investor, or looking for an affordable family home, this bungalow presents a fantastic opportunity. Donâ€™t miss out on the chance to own this well-maintained gem in the sought-after Whitehorn community! Call your realtor today for a private viewing and explore the potential this home has to offer.

Built in 1978

Essential Information

MLS® #	A2198190
Price	$595,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	63 Whitnel Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4J1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Asphalt
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2025
Days on Market	51
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.