

22 Whitman Close NE
Calgary, Alberta

MLS # A2301673



\$450,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,128 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: None

Open House on Sunday May 10th. Welcome to this very affordable family home with excellent location and great functionality. The house has been renovated with new kitchen new flooring, new windows and a new roof. When you get into the house, a big living room is on your left - bright and stylish with a stone faced wood burning fireplace. To your right is the kitchen and dining area. The dining room is a good size and can easily fit a table of ten. The kitchen is new and features a peninsula with quartz counter tops. Upstairs has three good size bedrooms. The master bedroom boasts a walk-in closet and a private door to the bathroom. The basement is finished with a 3-piece bathroom, big bedroom and a laundry room. All floorings are only a few years old. The house has 4 bedrooms total and 2.5 bathrooms, so it can easily host a multi-generation family. You can not beat this location. It is steps away from the C-Train station, the Peter Lougheed hospital, COSTCO and Sunridge Mall. Daycare, kindergarten and schools are all near. It is in a quiet cul-de-sac road and has big front and back yards that provide a safe and cozy space for children and family in summer. Must be seen to be appreciated.