

# \$669,900 - 35 Whitlock Close Ne, Calgary

MLS® #A2205631

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

~Home Sweet Home~A Stunning 4 level split located on a quiet street of Whitehorn community within walking distance to both Elementary and Junior high school! Steps into main floor, you will find an open living/dinning room with eye-catching vaulted cedar ceilings, gleaming hardwood floors, and a sun-filled bay window. The well-appointed kitchen boasts classic oak cabinets, newer appliances (stove 2020, dishwasher 2024), and a bright breakfast nook leads to a west-facing deckâ€™ideal for enjoying sunsets. Along the stairs up, there are 3 good sized bedrooms and 2 full bath. The primary suite offers a generous closet and a renovated 3-piece ensuite. Two additional bedrooms and a stylishly updated 4-piece bathroom complete the upper level. The walk-out third level is designed for entertaining & family gathering, where you can find a beautiful stone facing gas fireplace, a patio door steps out to a charming outdoor space, additional 4th bedroom, 3rd full bathroom, and laundry area. There is a separate entry door on this level for potential suite purpose (subject to the City of Calgary secondary suite approval), which could be the mortgage helper. Privately fenced yard complete with a wooden deck, concrete patio and brick fire pit with gas connectionâ€™perfect for summer relaxation. Fully finished basement provides extra space for family use, either as storage room, office/den, excise room or game room...you name it. Highlights of this property including



total 4 bedrooms, 3 full bath, develop space over 2400sqft, a new roof from 2020, mostly updated windows, furnace of 2005, HWT from 2019, and brand new garage door from 2025! Not to mention the additional concrete RV parking pad! \*\*RMS 1277sqft is only for main and upper floor doesn't including the walk-out level 444.16sqft\*\*Welcome home!

Built in 1979

### Essential Information

MLS® #	A2205631
Price	\$669,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,721
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	35 Whitlock Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2R1

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Parking Pad, RV Access/Parking
# of Garages	440

### Interior

Interior Features	Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry

## **Exterior**

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 26th, 2025
Days on Market	7
Zoning	R-CG

## **Listing Details**

Listing Office	Top Producer Realty and Property Management
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