



GRASSROOTS
REALTY GROUP

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156 Whiteview Close NE
Calgary, Alberta

MLS # A2244842



\$630,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,118 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Low M		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full	LLD:	34-24-29-W4
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Some household furniture may be available to the buyer at no additional cost should it remain unsold by possession date. Buyer and Seller to confirm items in writing prior to completion

Offered to the market for the first time in nearly five decades, this cherished family home is a rare and special find. Nestled on a quiet street surrounded by wonderful long-time neighbours, this spacious and immaculately maintained four-level split offers the ideal blend of space, comfort, and flexibility — perfect for families, first-time buyers, or savvy investors alike. With 5 bedrooms, 2.5 bathrooms, and a layout that adapts effortlessly to modern living, this home is defined by its enduring quality and thoughtful design. Step inside to find gleaming oak hardwood flooring, a spotless kitchen with pristine full-height cabinetry, and modern upgrades including a stainless steel oven and refrigerator. You'll appreciate the cozy gas fireplace with classic brick surround, adding warmth and charm to the main living space. Recent improvements such as triple-pane windows (approx. 2019) and a high-efficiency furnace (2020) ensure year-round comfort and energy efficiency. A separate side entrance offers flexibility for multi-generational living or future suite development, while the finished lower level expands your living space with additional bedrooms and recreation areas. The phenomenal crawl space in the basement adds a surprising amount of extra storage — perfect for seasonal items or bulk supplies. Enjoy the outdoors from the East-facing, maintenance-free composite deck, ideal for morning coffees or evening gatherings. The private, landscaped backyard is fully fenced and includes a large storage shed for tools, gardening gear, or outdoor equipment. An oversized insulated double garage, accessible from the back lane, offers ample space for vehicles, hobbies, and storage. The front of the home faces West, welcoming afternoon sun and offering fantastic curb appeal. Located just minutes from schools, parks, the Peter Lougheed Centre, and transit, this

home is truly move-in ready with room to grow. * Bonus: Select furniture pieces may be included at no cost if unsold prior to possession — to be confirmed in writing between buyer and seller. Homes like this don't come up often — book your private showing today and experience the pride of ownership for yourself!