



GRASSROOTS
REALTY GROUP

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180 Whitaker Close NE
Calgary, Alberta

MLS # A2245433



\$499,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,676 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard		

Heating:	Fireplace(s), Wood	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Brick/Mortar	Utilities:	-
Features:	Wood Counters		

Inclusions: GOODs in Garage

Opportunity Knocks in Whitehorn! Welcome to 180 Whitaker Close NE — a spacious and well-laid-out detached home offering approximately 1,675 sq. ft. above grade. Listed at \$499,000, this property is priced below the City of Calgary's 2024 assessed value of \$573,500 (as per public records). The home features 3 bedrooms, 2.5 bathrooms, and a functional main floor layout with separate living and dining areas, plus an attached garage. The finished basement includes a large recreation area, laundry, and storage — with potential for a secondary suite (subject to City of Calgary approval). Situated on a 5,197 sq. ft. lot, this home is conveniently located near transit, schools, shopping, and parks. Whether you're a first-time buyer looking to enter the market or exploring a property with renovation potential, this home offers flexibility and future possibilities. Sold as-is.