



GRASSROOTS
REALTY GROUP

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151 Whitlock Place NE
Calgary, Alberta

MLS # A2246326



\$519,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: Basement Refrigerator, Electric Stove, Hood Fan

Located just blocks from the Whitehorn C-Train Station, this newly painted, 4-bedroom bi-level home offers convenience and functionality. Features include a rear-detached double garage with one 10-ft high door (complete with 220V power, gas heater (as-is), and two openers). Recent updates include all new windows and a new front door, kitchen counter tops, hot water tank, bathrooms. The main floor offers two bedrooms, a 4-piece bath, kitchen, formal dining area, and a covered deck. The basement includes two additional bedrooms, a den, a 3-piece bath, laundry room with underground jacuzzi (unused, as-is), and a small kitchen (illegal) with separate access. Fully landscaped yard with fruit trees. Walking distance to schools, bus stops, and shopping. Buyer accept existing RPR, no changes made since they bought.