



**GRASSROOTS**  
REALTY GROUP

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**23 Whitlock Close NE**  
**Calgary, Alberta**

**MLS # A2258565**



**\$579,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, None		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** n/a

IMMACULATELY MAINTAINED HOME IN A SERENE SETTING...! This beautifully cared-for home is perfectly situated on a quiet neighbourhood street, offering a blend of comfort and practicality for family living. Set on a generous lot with 57.5 feet of frontage and over 5,550 square feet, there's plenty of space to enjoy both outside and in. **INSIDE**, you'll find luxurious vinyl plank flooring (2020), a freshly-painted interior (2021), and an abundance of natural light streaming through triple-paned windows (2018/2019). the bright, vibrant kitchen offers a central island and flows seamlessly into the combined living and dining area where family and friends can gather with comfort. The main floor primary bedroom features elegant French doors, a spacious closet, an east-facing window, and a private 3-piece en-suite with shower enclosure. Two additional west-facing bedrooms and a refreshed main bathroom (toilet replaced 2024) complete the main level. The **LOWER LEVEL** offers even more space with a spacious rec room/lounge area, an extra 2-piece bath, plus an extra bedroom complete with a built-in desk-ideal for guests or a quiet home workspace. Step **OUTSIDE** to your multi-level composite deck (2019) and discover a serene backyard oasis with paving stone accents, mature Mayday and Super Cherry trees, and plenty of space to roam. With other recent updates including exterior doors (2022), front entry stair railing (2021), and 50-gallon hot water tank (2023), this home offers both enduring quality and peace of mind for years to come. close proximity to shopping, restaurants, schools, parks, and amenities. A wonderful opportunity to settle into a family-friendly neighbourhood with a home that's been lovingly cared for and ready for its next chapter.

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