



GRASSROOTS
REALTY GROUP

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419 Whiteview Close NE
Calgary, Alberta

MLS # A2266036



\$659,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Heated Garage, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: none

Welcome to this exquisite bungalow. whether you are looking for an extra living space or an investment opportunity, this property has it all . Look no further, as this ready to move- in house has all the bells and whistles that turns this house into a true asset. The exceptionally portrayed front patio peers with additional entertainment space in the backyard for barbecues and summer family gatherings. A separate entrance door leads to another episode of home enjoyment in an extensively renovated illegal basement suite with a classic wood burning fireplace to add warmth and elegant design to the lower- level kingdom. Moreover, it is nearly located within 2-3 km perimeter of schools, parks, shopping centers, Calgary transit C-train station, Peter Lougheed Hospital, and much more. In addition to that, for your piece of mind this property has experienced a successive upgrades like a new roofing shingles in 2015, new high efficiency furnace in 2023, tankless hot water to cut the cost of your gas bills in 2024, heated double garage, smart learning heat thermostat for bonus savings too. Act now and schedule your showing today.