



**23 Whitlock Close NE
Calgary, Alberta**

MLS # A2287517



\$569,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,194 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

Inclusions: n/a

AN EFFORTLESS TRANSITION TO WELCOME YOU HOME TO THE COMMUNITY OF WHITEHORN! Perfectly positioned on a quiet, family-friendly street, this beautifully cared-for home offers the ideal blend of comfort, functionality, and peace of mind. Situated on a generous 57.5-foot frontage lot spanning over 5,550 sq. ft., there is ample space to enjoy both indoors and out. Step inside to discover a bright and welcoming interior featuring luxurious vinyl plank flooring (2020), a freshly painted palette (2021), and an abundance of natural light streaming through triple-pane windows (2018/2019). The vibrant kitchen showcases a central island and flows seamlessly into the open-concept living and dining area — an inviting space designed for everyday living and effortless entertaining. The main-floor primary bedroom is a private retreat, complete with elegant French doors, a spacious closet, an east-facing window, and a 3-piece ensuite with shower enclosure. Two additional west-facing bedrooms and an updated main bathroom (toilet replaced 2024) complete the level. Downstairs, the fully finished lower level expands your living space with a generous rec room/lounge area, an additional 2-piece bathroom, and a versatile fourth bedroom featuring a built-in desk — ideal for guests, teens, or a quiet home office. Step outside to your multi-level composite deck (2019) and unwind in the serene backyard oasis. With paving stone accents, mature Mayday and Super Cherry trees, and plenty of room to relax or play, this outdoor space is equally impressive. Additional updates include exterior doors (2022), front entry stair railing (2021), and a 50-gallon hot water tank (2023), ensuring lasting value and peace of mind. Conveniently located close to shopping, restaurants, schools, parks, and everyday amenities, this lovingly maintained home is ready for its next

chapter.