



**144 Whitmire Road NE**  
**Calgary, Alberta**

**MLS # A2291002**



**\$444,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** Storage on Backyard.

Own a Detached Home for the Price of a Townhouse Welcome to this bright corner lot home in Whitehorn. It's a great opportunity for both homeowners and investors looking for real value. The home has been well maintained with key updates already done. The roof was replaced in 2022, the hot water tank in 2019, and the siding is durable metal. The furnace is in good working condition, so the big items are already taken care of. Inside, you get a west facing living area that brings in lots of natural light. The layout is open and practical, connecting smoothly to a modern kitchen and making the space feel comfortable and easy to live in. Upstairs, the loft adds extra flexibility. It works well as a home office, kids' area, or a quiet place to relax. The corner lot and huge backyard are a big bonus. There is plenty of space for family time, gardening, or future plans. One of the standout features is the location. The bus stop is less than a one minute walk, and the home is in the designated area for TLC (Traditional Learning Centre) schools. You are also close to the LRT, shopping, restaurants, parks, and have quick access to McKnight Blvd and 36 Street. If you are looking for a detached home at a smart price, this one is definitely worth seeing. Book your showing today.