



144 Whitlow Place NE
Calgary, Alberta

MLS # A2129214



\$789,999

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,721 sq.ft.	Age:	1985 (39 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 144 Whitlow Place NE, nestled in one of Whitehorn's most desirable cul-de-sacs, boasting a prime location facing Whitlow Park. Over 2600 sq ft of developed living space. This home has undergone significant renovations, combining modern comfort with classic style. With its charming curb appeal and the added convenience of an extended concrete driveway, this property immediately captivates. Equipped with six bedrooms plus a den, it provides ample space for families to thrive and grow. Stepping inside, you are greeted by vaulted ceilings and updated laminate flooring. The main level features a living room, dining room, sunk-in family room with fireplace, updated kitchen with new appliances, a 2-piece bathroom and a conveniently located main level bedroom. Heading upstairs, you will find an additional 3 bedrooms including the primary bedroom equipped with a 3-piece ensuite and an additional bathroom. Noteworthy is the balcony accessible from the primary bedroom, offering captivating views of downtown Calgary, enhancing the appeal of this exceptional property. The basement of this home is thoughtfully divided to accommodate various needs. On one side, you'll find a versatile space housing the laundry room, utility room, storage area, and a cozy den. The other side reveals an illegal finished basement suite, presenting a separate living area, updated kitchen, two bedrooms, a full bathroom and separate laundry area. Enjoy the flexibility of this additional living space, complete with its own separate walk-up entrance for added privacy and convenience. Outside, the front double attached garage offers ample parking space for up to six vehicles—two in the garage and four on the extended concrete driveway. The low-maintenance backyard features poured concrete, ensuring effortless upkeep while providing a peaceful setting for

outdoor gatherings and leisure. Additionally, a shed in the backyard provides extra storage space for tools and outdoor equipment. Accessible via the paved alley, this property offers convenience and practicality from every angle. Don't miss the opportunity to make this stunning property your next home sweet home. Book your viewing today and envision the endless possibilities awaiting you at 144 Whitlow Place NE!