



**132 Whiteview Close NE**  
**Calgary, Alberta**

**MLS # A2301454**



**\$584,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage		

**Inclusions:** Fridge and Stove in the basement suite

BEAUTIFULLY UPDATED MAIN FLOOR | NEW CONCRETE | OVERSIZED GARAGE | NEWER FURNACE | HUGE BACKYARD | ILLEGAL BASEMENT SUITE WITH WALK-UP SEPARATE ENTRY | Find yourself in a home that balances everyday comfort with flexibility for multi-generational living in a prime Whitehorn location. Thoughtful updates introduce a clean, modern feel while maintaining a layout that adapts easily to changing needs. An open main floor connects the living, dining and kitchen areas, allowing conversations and daily routines to flow naturally. Gather in the living room where a wood burning fireplace framed by full height brick anchors the space with warmth and character. Daily meals come together with ease in the sleek kitchen, where stainless steel appliances, extensive cabinetry and a large island with breakfast bar seating encourage both casual meals and entertaining. Meals transition seamlessly into the adjacent dining area, keeping everyone connected without interruption. Unwind at the end of the day in the primary retreat, complete with a private 2-piece ensuite that simplifies morning and evening routines. Two additional bedrooms along with a 4-piece bathroom allow space for family, guests or a home office, while a separate laundry area in the lower level ensures convenience without shared use. A separate walk-up entrance leads to the lower level, supporting independence between living spaces. Relax in the family room where a second wood burning fireplace sets a cozy tone for quiet evenings. Preparing meals feels effortless in the full kitchen, which accommodates space for dining, while a spacious bedroom and 4-piece bathroom complete the layout. Ample storage helps keep everything organized and out of sight, and a second dedicated laundry area improves overall functionality. Outdoor living extends your space further with a

large concrete patio designed for summer barbecues, gatherings with friends or a place to enjoy impromptu basketball or ball hockey games. A huge fully fenced yard allows children and pets to run freely, while the front patio captures west exposure for sunny afternoons and evening relaxation. Life here means being tucked onto a quiet street while staying connected to everything that matters. Walking distance to schools, parks, transit and local amenities simplifies daily routines, while nearby access to shopping, restaurants and major routes supports efficient commuting and errands. Community living is enhanced by an active neighbourhood association offering programs, events, tennis courts, an ice rink and more, with Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall and the airport all within easy reach.