



GRASSROOTS

REALTY GROUP

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**22 Whitman Close NE
Calgary, Alberta**

MLS # A2301673



\$450,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,128 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2A
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to this very affordable family home with excellent location and great functionality. The house has been renovated with new kitchen new flooring, new windows and a new roof. When you get into the house, a big living room is on your left - bright and stylish with a stone faced wood burning fireplace. To your right is the kitchen and dining area. The dining room is a good size and can easily fit a table of ten. The kitchen is new and features a peninsula with quartz counter tops. Upstairs has three good size bedrooms. The master bedroom boasts a walk-in closet and a private door to the bathroom. The basement is finished with a 3-piece bathroom, big bedroom and a laundry room. All floorings are only a few years old. The house has 4 bedrooms total and 2.5 bathrooms, so it can easily host a multi-generation family. You can not beat this location. It is steps away from the C-Train station, the Peter Lougheed hospital, COSTCO and Sunridge Mall. Daycare, kindergarten and schools are all near. It is in a quiet cul-de-sac road and has big front and back yards that provide a safe and cozy space for children and family in summer. Must be seen to be appreciated.