



**38 Whitman Close NE  
Calgary, Alberta**

**MLS # A2305372**



**\$479,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Range hood, Refrigerator, Electric Range, small freezer in basement, Washer/Dryer

Welcome to this beautifully updated 4-bedroom, 2-bathroom home located on a quiet close in the well-established community of Whitehorn. Offering over 1,700 sq ft of developed living space, this property is an excellent opportunity for families, investors, or those seeking additional income potential. The home has been carefully maintained and upgraded over the years, including a high-efficiency furnace and hot water tank (2017), as well as a durable roof (2014), giving peace of mind for years to come. The exterior has been refreshed with stucco siding, and the home features brand new windows installed in 2024, enhancing both energy efficiency and overall curb appeal. Inside, the main level is bright and welcoming, featuring hardwood flooring throughout the living and dining areas, a functional kitchen, and a recently renovated bathroom with modern finishes. Three well-proportioned bedrooms complete this level, along with a convenient laundry setup. The south-facing exposure allows for an abundance of natural light throughout the day, creating a warm and inviting atmosphere. The fully developed walk-up basement with an illegal suite, offers excellent flexibility, featuring a separate living area, kitchenette, a spacious bedroom, a 3-piece bathroom, and its own laundry located in the utility room. This layout is ideal for extended family, guests, or those exploring rental opportunities. Outside, the property continues to impress with a well-maintained yard and a large backyard shed featuring a new roof and siding—perfect for additional storage or a potential workshop space. Situated in a prime location, this home is just minutes from shopping, schools, transit, and Peter Lougheed Centre, offering everyday convenience and strong long-term value. Whether you're looking for a move-in ready family home or a property with income potential, this is a fantastic

opportunity in a desirable northeast Calgary neighbourhood.