



GRASSROOTS
REALTY GROUP

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365 Whitlock Way NE
Calgary, Alberta

MLS # A2306699



\$454,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,160 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to this beautifully updated home nestled on a quiet cul-de-sac, just steps from the LRT station. Perfectly situated on a spacious pie-shaped lot, this 4 bed + 1 den, fully Air Conditioned, and Hail Protected Aluminium Siding property offers generous front and backyard space—ideal for families or entertaining! Inside, you'll love the bright and open living room with stylish vinyl plank flooring and large upgraded windows. The modern white kitchen features ample counter space, sleek appliances, and picturesque views of the backyard. A spacious dining area with sliding patio doors creates the perfect flow for indoor-outdoor living. The main floor is completed by an updated half bath with a fresh, contemporary design. Upstairs, the primary bedroom easily fits a king-sized bed and includes a deep walk-in closet. The renovated 4-piece bath showcases a luxurious soaker tub, timeless subway tile, and an upgraded vanity. Two additional bedrooms offer comfort and flexibility. The fully finished basement includes a large rec room, One more bedroom and a big den, and a modern 3-piece bath (2016)—perfect for guests, teens, or a home office setup. Major Updates Include: A/C for year-round comfort, New electrical panel (2016), Hot water tank (2021) — 50-gallon, Furnace (2012), Windows (2014), Roof (2011), Newer flooring all over the house. Located near Peter Lougheed Hospital, Sunridge Mall, schools, and parks—this home combines space, updates, and convenience. A true hidden gem ready for its next proud owner! ?? Don't miss out—schedule your private showing today!