



**GRASSROOTS**  
REALTY GROUP

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**135 Whiteview Close NE**  
**Calgary, Alberta**

**MLS # A2350127**



**\$669,000**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Whitehorn                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                                       |               |                   |
| <b>Size:</b>     | 1,177 sq.ft.                                                                   | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 5                                                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Front Drive, Garage Door Opener, Off Street, Parking Pad, Single Garage Att    |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscap |               |                   |

|                    |                                                                                                                                |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air, Natural Gas                                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank                                                                                                    | <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>   | Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | Storage Shed (Side of the house)                                                                                               |                   |      |

Renovated Bungalow with 3-Bedroom Main Floor, 2-Bedroom Legal Basement Suite, Separate Entrance, Front-Attached Garage, Solar Panels, Stucco Siding, Large Yards and Front & Rear Porches. Welcome home to this renovated bungalow featuring a front-attached garage, a two-bedroom legal suite, stucco siding, and solar panels! As you enter through the front porch, you are welcomed by an open-concept main floor with a spacious living room, a generous dining area, and an upgraded kitchen. The kitchen features an island with quartz countertops, a stylish backsplash, and a window overlooking the side yard. Large front windows fill the home with natural light, while an additional dining-room window adds to the bright and airy atmosphere. Down the hallway, you will find a full bathroom, a primary bedroom with a two-piece ensuite, and two additional bedrooms. The legal basement suite has a separate entrance and features an open-concept layout, a spacious living room, an updated kitchen, a full bathroom, and two well-sized bedrooms. Outside, enjoy a large, open backyard, a convenient side porch, and a spacious front yard. The home's stucco exterior and rooftop solar panels add to its appeal and may help reduce daily energy costs. This unique home is within walking distance of public transportation and just minutes from major roadways, shopping, hospitals, the CTrain station, and many other amenities. Welcome home!