

# \$640,000 - 156 Whiteview Close Ne, Calgary

MLS® #A2208738

**\$640,000**

5 Bedroom, 3.00 Bathroom, 1,126 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

---PRICE IMPROVEMENT 640K--- A rare opportunity awaits in this meticulously maintained four-level split home, making its market debut after 50+ years of proud ownership. This unique residence boasts 5 bedrooms and 3 bathrooms, offering exceptional space and versatility for modern living. The main floor showcases pristine oak hardwood flooring and a stunning kitchen featuring immaculate cabinets complemented by new appliances, including a modern oven and refrigerator. Energy efficiency and comfort are assured with triple-pane windows installed four years ago and a high-efficiency furnace replaced just five years ago. The home's thoughtful design includes a convenient side entrance. Outdoor living is a dream with a maintenance-free composite deck overlooking a massive backyard, perfect for family gatherings or gardening enthusiasts. The property is complete with an insulated double car garage for year-round vehicle protection. Four-level splits of this caliber are rare in today's market, making this well-preserved home a great find. Don't miss this once-in-a-lifetime opportunity – schedule your viewing today to appreciate the evident pride of ownership throughout this remarkable property!

Built in 1975

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2208738      |
| Price          | \$640,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,126         |
| Acres          | 0.11          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 156 Whiteview Close Ne |
| Subdivision | Whitehorn              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 1R2                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wood Counters |
| Appliances        | Dishwasher, Electric Oven, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer                       |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Exterior Entry, Finished, Full   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard                                       |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape, Open Lot, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 86               |
| Zoning         | R-CG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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