

637 Whitewood Road NE  
Calgary, Alberta

MLS # A2286203



## \$365,000

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Tankless Hot Water		

**Inclusions:** N/A

**Sunny, Updated, and Move-In Ready: The Ultimate Whitehorn Opportunity** Unlock exceptional value in the heart of Whitehorn with this impeccably maintained semi-detached home. Located on a remarkably quiet street, this 3-bedroom residence offers approximately 1,200 sq. ft. of functional living space, perfectly suited for first-time buyers, growing families, or savvy investors looking for a turn-key property. **Modern Upgrades & Peace of Mind** This home stands out from the competition with extensive "big ticket" upgrades that provide immediate peace of mind and long-term efficiency. You can move in with confidence knowing the property features: **Exterior & Structural:** A brand-new roof and new eavestroughs ensure the home is protected and low-maintenance for years to come. **High-Efficiency Mechanicals:** The home is equipped with a high-efficiency furnace, a new on-demand hot water tank, and a central water filtration system for premium comfort. **Updated Electrical:** A new electrical panel has been installed, along with updated circuits and outlets throughout the home, ensuring safety and modern capacity. **Kitchen & Bath Refresh:** The kitchen features new stainless steel appliances (fridge and stove), and new toilets have been installed throughout the bathrooms. **Light-Filled Living Spaces** The interior layout is both bright and functional, featuring spacious living areas and three generous bedrooms. Whether you're hosting a family dinner or setting up a dedicated home office, the flow of this home is designed to maximize every square foot. **The Perfect South-Facing Backyard** Step outside to your sunny, south-facing backyard—a premium feature in Calgary that ensures maximum natural light all year round. The yard is fully functional with a lane behind the home, offering potential for future development or easy access for additional parking.

Established Community Convenience Whitehorn is a community known for its maturity and convenience. You are steps away from top-tier schools, parks, shopping, and public transit. With quick access to major roadways, your commute is simplified, yet the quiet street location ensures a peaceful retreat at the end of the day. 3 Bedrooms. New Roof. New Electrical. On-Demand Hot Water. South-Facing Yard. This is an incredible opportunity to secure a move-in-ready home in an established NE neighborhood. Experience the value for yourself—book your private showing today.