

# \$649,900 - 35 Whitlock Close Ne, Calgary

MLS® #A2205631

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.13 Acres

Whitehorn, Calgary, Alberta

**\*\*Open house Saturday April 19th 1-4pm\*\***

Home Sweet Home! A Stunning 4 level split located on a quiet street of Whitehorn community within walking distance to both Elementary and Junior high school! Steps into main floor, you will find an open living/dinning room with eye-catching vaulted cedar ceilings, gleaming hardwood floors, and a sun-filled bay window. The well-appointed kitchen boasts classic oak cabinets, newer appliances (stove 2020, dishwasher 2024), and a bright breakfast nook leads to a west-facing deckâ€”ideal for enjoying sunsets. Along the stairs up, there are 3 good sized bedrooms and 2 full bath. The primary suite offers a generous closet and a renovated 3-piece ensuite. Two additional bedrooms and a stylishly updated 4-piece bathroom complete the upper level. The walk-out third level is designed for entertaining & family gathering, where you can find a beautiful stone facing gas fireplace, a patio door steps out to a charming outdoor space, additional 4th bedroom, 3rd full bathroom, and laundry area. There is a separate entry door on this level for potential suite purpose (subject to the City of Calgary secondary suite approval), which could be the mortgage helper. Privately fenced yard complete with a wooden deck, concrete patio and brick fire pit with gas connectionâ€”perfect for summer relaxation. Fully finished basement provides extra space for family use, either as storage room, office/den, excise room or game room...you



name it. Highlights of this property including total 4 bedrooms, 3 full bath, develop space over 2400sqft, a new roof from 2020, mostly updated windows, furnace of 2005, HWT from 2019, and brand new garage door from 2025! Not to mention the additional concrete RV parking pad! \*\*RMS 1277sqft is only for main and upper floor doesn't including the walk-out level 444.16sqft\*\*Welcome home!

Built in 1979

### Essential Information

MLS® #	A2205631
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,721
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	35 Whitlock Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2R1

### Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Parking Pad, RV Access/Parking
# of Garages	440

## Interior

Interior Features	Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	33
Zoning	R-CG

## Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.