

# \$414,900 - 23 Whitman Close Ne, Calgary

MLS® #A2216827

**\$414,900**

3 Bedroom, 2.00 Bathroom, 1,192 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Situated on a quiet cul-de-sac in Whitehorn, this two-storey half duplex offers a functional layout and very strong renovation potential for buyers looking to personalize a home or invest in future value. It's tough to beat this location – the home is within legitimate walking distance to Sunridge Mall, Superstore, Safeway, and Peter Lougheed Hospital (under 10 min walk). The upper level of the home includes three good-sized bedrooms and a five-piece bathroom, while the main floor features a living room, dining space, kitchen, and a convenient two-piece bathroom. A finished basement adds flexibility for additional living or recreation space, and ample storage. Outside, the landscaped backyard includes a covered deck, offering a private space for outdoor use. This property enjoys proximity to schools, shopping, public transit—including the Whitehorn CTrain station—and key commuter routes, making it an accessible and well-situated option in Calgary's northeast.

Built in 1979

## Essential Information

MLS® #	A2216827
Price	\$414,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,192
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	23 Whitman Close Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4H3

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Built-in Features, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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