

23 Whitman Close NE
Calgary, Alberta

MLS # A2216827



\$414,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,192 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: All built-in beds, Sectional in basement

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.