

156 Whiteview Close NE
Calgary, Alberta

MLS # A2208738



\$640,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,126 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Open Lot, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wood Counters		

Inclusions: All Furniture included

---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!