



## 63 Whitnel Close Calgary Alberta

\$650,000

Welcome to this charming bungalow, featuring a fully developed illegal basement suite with a separate entrance and a double detached garage, accessible through a paved back alley in the family-friendly community of Whitehorn. This versatile property offers a total of 5 spacious bedrooms and 2 full bathrooms, making it perfect for growing families or investors looking for rental potential. On the main level, you'll find a bright and airy living space that flows seamlessly into the dining area, creating an inviting atmosphere for entertaining and family gatherings. The kitchen is well-equipped with ample cabinetry and counter space, ideal for preparing meals and enjoying family time. This level includes 3 generously sized bedrooms and a 4-piece bathroom. The basement, with its own private entrance, offers an illegal suite perfect for rental income or multi-generational living. It features 2 additional bedrooms, a 4-piece bathroom, a large family area, and a second fully functional kitchen. The shared laundry space adds convenience for both levels. Recent updates ensure that this home is move-in ready, including a new roof replaced in 2020, siding upgraded in 2020, and new living room windows installed the same year. The double detached garage, built in 2022, offers plenty of space for vehicles, storage, or even a workshop. The paved back alley provides easy access, making parking convenient. This home is ideally situated in Whitehorn, just steps from elementary and junior high schools, shopping, and essential amenities. Its proximity to major roadways, bus routes, and the Whitehorn LRT station makes commuting a breeze. Whether you're a first-time homebuyer, an investor, or looking for an affordable family home, this bungalow presents a fantastic opportunity. Don't miss out on the chance to own this well-maintained gem in the sought-after Whitehorn community! Call you...

4pc Bathroom 5.67 Ft x 7.83 Ft

Bedroom 10.67 Ft x 12.17 Ft

Bedroom 10.42 Ft x 12.17 Ft

Kitchen 6.25 Ft x 15.92 Ft

Laundry room 7.50 Ft x 5.75 Ft

Recreational, Games room 15.58 Ft x 25.33 Ft

Primary Bedroom 11.92 Ft x 11.17 Ft

Living room 14.25 Ft x 15.42 Ft

Kitchen 12.67 Ft x 12.58 Ft

Dining room 9.08 Ft x 9.25 Ft

Bedroom 8.83 Ft x 8.83 Ft

Bedroom 12.92 Ft x 7.92 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Furnace 6.67 Ft x 6.50 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft