



# 144 Whitmire Road Calgary Alberta

\$464,900

Can you believe you can own a single detached home for the price of a townhouse? Yes!!! this is your moment! This charming corner-lot. This home is bright, functional, and move-in ready, a rare mix of affordability, flexibility, and long-term value. Step inside to a sun-filled, west-facing family room that welcomes you with warmth and light. The open design makes it perfect for relaxing evenings or family gatherings. The third level features a spacious, versatile loft – perfect for a home office, gym, or cozy lounge. You'll also find a comfortable bedroom, a full washroom, and a large storage area for added convenience. Enjoy the fully landscaped, fenced backyard, ideal for summer BBQs, playtime, or peaceful evenings under the stars. Investor Alert: The owner is open to staying as a tenant if the buyer agrees -- meaning instant rental income from possession day! And let's talk location -- just steps from the LRT station, bus stops, TLC school, shopping centers, restaurants, playgrounds, soccer fields, and major routes like McKnight Boulevard and 36th Street. You'll be right where everything happens, yet still have the space and comfort of a detached home. Don't miss this one real property with real potential doesn't come around often. Book your private viewing today and make it yours! (id:6769)

Bedroom 2.67 M x 3.20 M  
3pc Bathroom 1.78 M x 2.11 M  
Exercise room 3.71 M x 5.31 M  
Furnace 1.98 M x 4.12 M  
Loft 3.66 M x 5.13 M  
Living room 3.76 M x 4.78 M

Other 1.42 M x 1.14 M  
Primary Bedroom 3.30 M x 3.33 M  
Bedroom 2.57 M x 3.02 M  
Kitchen 3.63 M x 4.88 M  
Dining room 3.23 M x 2.26 M  
4pc Bathroom 1.55 M x 2.59 M

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

<https://suryaadhikari.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca