

# \$469,900 - 144 Whitmire Road Ne, Calgary

MLS® #A2270446

**\$469,900**

3 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

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 beauty sits on a large RC-2 zoned lot, offering not just space and privacy today, but future development potential too. You could add a garage suite or even build another unit down the road (subject to city approval).

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. Youâ€™ll be right where everything happens, yet still have the space and comfort of a detached home.

Donâ€™t miss this one real property with real potential doesnâ€™t come around often. Book your private viewing today and make it yours!

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2270446      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 819           |
| Acres          | 0.08          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 144 Whitmire Road Ne |
| Subdivision | Whitehorn            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 5Z3              |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full                                                    |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard, Storage    |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Metal Siding |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 4                   |
| Zoning         | R-CG                |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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