

\$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
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.