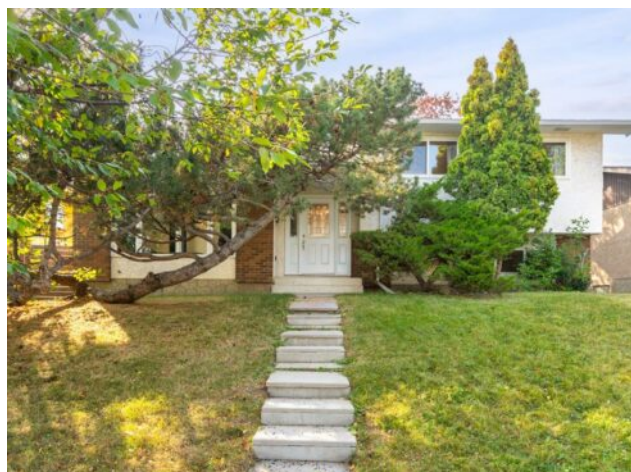


207 Whiteview Bay NE
Calgary, Alberta

MLS # A2257547



\$640,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,285 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Rectangular Lot, Treed		

Heating:	Forced Air
Floors:	Laminate, Vinyl, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

10K PRICE DROP! Beautifully Updated 4-Level Split in a Quiet Cul-de-Sac! Steps away from a park! This charming home offers nearly 2,500 SQ. FT. OF DEVELOPED LIVING SPACE, with 5 bedrooms and 2.5 bathrooms - perfectly designed for a growing family. Ideally located near schools, parks, shopping, recreation, and the LRT, you'll love the convenience of this neighbourhood. Step inside to find NEW VINYL PLANK FLOORING, FRESH PAINT, and an abundance of natural light. The inviting living room features a cozy WOOD-BURNING FIREPLACE, while the updated kitchen boasts new QUARTZ COUNTERTOPS. Upstairs, the spacious primary bedroom offers dual closets and a private 2-piece ensuite, complemented by two additional bedrooms and a 4-piece bath. The lower levels provide plenty of storage, another full bathroom and two more bedrooms—perfect for guests, relaxation and hobbies. Large WEST-FACING BACKYARD, complete with an OVERSIZED DOUBLE GARAGE and mature landscaping. With a solid brick and stucco exterior, NEWER WINDOWS & ELECTRICAL, and long-term neighbours, this home built to last! Don't miss your chance to own this move-in-ready property in a quiet cul-de-sac, with a park just steps away! Check out the 3D TOUR and book a showing before it's too late!