



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WHITERAM Close, Calgary T1Y 5X8**

MLS® #: **A2072446**

Area: **Whitehorn**

Listing Date: **08/09/23**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1982**

Lot Information

Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,280**  
Low Sqft:  
Ttl Sqft: **1,280**

DOM

**284**

Layout

Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range,Refrigerator,Stove(s),Washer,Washer/Dryer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	3`1" x 6`4"
Bedroom - Primary	Main	13`0" x 13`8"
4pc Bathroom	Main	4`11" x 7`2"
Bedroom	Main	8`11" x 7`10"
Dining Room	Main	10`1" x 12`1"
Other	Main	11`6" x 7`11"
4pc Bathroom	Basement	8`10" x 9`3"

Room	Level	Dimensions
Bedroom	Main	8`9" x 12`4"
3pc Ensuite bath	Main	5`5" x 7`5"
Laundry	Main	6`9" x 3`3"
Kitchen	Main	12`1" x 13`3"
Living Room	Main	15`10" x 13`10"
Bedroom	Basement	12`3" x 10`8"
Bedroom	Basement	9`0" x 10`4"

Bedroom	Basement	11`1" x 11`9"	Dining Room	Basement	7`5" x 8`0"
Kitchen	Basement	11`8" x 12`3"	Game Room	Basement	11`1" x 19`1"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C1			
Legal Desc:		8010389			
Remarks					
Pub Rmks:		Great investment property for INVESTORS or 1st time buyers. This 1280 sq. ft. bungalow has lots of upgrades. Stainless steel appliances. Granite counter tops. Hot water tank was changed in 2018. MAIN FLOOR has 3 bedrooms and 2 full washrooms. Main floor has laminate flooring. Separate laundry for upstairs and down stairs. Illegal basement has three bedrooms and full washroom .Great floor plan. Gross rental Income - \$2550.00 per month. \$1550-upstairs and \$1000.00 Bsmt. Plz note its a illegal Bsmt. suite. Don't miss it and call your own Realtor !			
Inclusions:		none			
Property Listed By:		RE/MAX IREALTY INNOVATIONS			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















