



THE
A-TEAM

**RE/MAX
FIRST**

3 WHITWORTH Way, Calgary T1Y 6B1

MLS®#: **A2111765**

Area: **Whitehorn**

Listing Date: **03/02/24**

List Price: **\$529,500**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 25-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,627 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,116**
Low Sqft:
Ttl Sqft: **1,116**

DOM

77

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Aluminum Siding ,Concrete,Mixed**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 3`11"	Dining Room	Main	6`7" x 11`11"
Kitchen	Main	8`5" x 11`11"	Living Room	Main	15`5" x 12`8"
4pc Bathroom	Second	5`1" x 10`8"	Bedroom	Second	10`0" x 10`8"
Bedroom	Second	9`3" x 10`7"	Bedroom - Primary	Second	10`4" x 10`7"
4pc Bathroom	Basement	7`8" x 5`1"	Game Room	Basement	14`10" x 23`5"
Furnace/Utility Room	Basement	3`8" x 5`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8210278

Remarks

Pub Rmks:

*******Back on Market Due to Financing *****. Completely renovated 2 STORY HOUSE situated in the central Whitehorn community of NE Calgary.LET ME INTRODUCE HOUSE WITH TONS NEW RENOVATIONS |BRAND NEW LUSHING WHITE KITCHEN | FRESH PAINTED | NEW VINYL LUXURY FLOORING | STAINLESS STEEL APPLIANCES| QUARTZ COUNTER TOPS| HUGE CORNER LOT| PERFECT RENTAL HOME OR FIRST TIME HOME BUYER Welcome to Whitehorn! This meticulously maintained, spacious two-storey home with 3 bedrooms and 2.5 bathrooms offers a unique advantage of being situated on a corner lot, making it even more appealing for families, first-time homebuyers, & investors It comes with a large detached double garage for parking and storage. From regular maintenance (new roof 10 years ago/new windows 4 years ago) to thoughtful renovations, this home is truly a testament to the pride of ownership. The main floor features a kitchen with stainless steel appliances, dining room, living room and a powder room. The upper floor has 3 bedrooms and a full bathroom. The basement features a huge rec room, a full bath, laundry and storage! With its corner lot position, the property boasts a larger outdoor space, including a spacious backyard that's perfect for entertaining, BBQs, gardening, and quality time with family, friends, kids, and pets. Don't miss the oversized double garage (20X26). The added privacy and landscaping potential on a corner lot make it a true gem. You'll love the location, as it's within walking distance to shopping hospital, the C-train, transit, schools, parks, and nearby amenities. Don't miss out on this exceptional opportunity to own this meticulously maintained and unique two-storey property on a corner lot in Whitehorn! It's a great place to call home with so much to offer.Don't delay - book your showing now and seize this incredible opportunity!**

Inclusions:
Property Listed By:

NONE
PREP Realty

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







