



THE
A-TEAM

**RE/MAX
FIRST**

14 WHITERAM Place, Calgary T1Y 5J8

MLS® #: **A2113238**

Area: **Whitehorn**

Listing Date: **03/09/24**

List Price: **\$486,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **1980**

Lot Information
Lot Sz Ar: **3,056 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Off Street**

Finished Floor Area
Abv Sqft: **898**
Low Sqft:
Ttl Sqft: **898**

DOM

71
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow, Side by Side**

Parking
Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **None**
Sewer:
Ext Feat: **None**

Construction:
See Remarks
Flooring:
Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Range, Washer/Dryer**
Int Feat:
Utilities: **See Remarks**

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	14`8" x 10`0"
Bedroom	Lower	12`6" x 10`2"
Living Room	Main	19`3" x 11`0"
Dining Room	Main	9`4" x 8`0"
Laundry	Lower	11`4" x 7`2"
4pc Bathroom	Main	7`6" x 4`11"

Room	Level	Dimensions
Bedroom	Main	10`11" x 8`10"
Bedroom	Lower	11`3" x 11`3"
Kitchen	Main	9`11" x 8`2"
Living/Dining Room Combination	Lower	18`3" x 14`8"
3pc Bathroom	Lower	11`3" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911475

Zoning:
R-C2

Remarks

Pub Rmks: **Introducing a renovated 4 bedroom and 2 full bath semi-detached bungalow in the desirable community of Whitehorn. Step into the living room where you will find newer laminate flooring adds a touch of elegance. The main floor is laid out perfectly for entertaining showcasing an inviting living/great room, large kitchen with ample cabinets. Main floor completes with 2 good size bedrooms and a 4 piece full bathroom. Come to the basement(illegal) and you will be amazed how it is laid out with 2 large bedrooms and one full 3 pce bathroom kitchen and separated laundry room. Lots of amenities close of, Whitehorn train station, McKnight bled NE, Sunridge mall and the Peter Lougheed Hospital.**

Inclusions: **None**
Property Listed By: **Diamond Realty & Associates LTD.**

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





