



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WHITAKER Close, Calgary T1Y 5K3**

MLS® #: **A2120682**

Area: **Whitehorn**

Listing Date: **04/06/24**

List Price: **\$560,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar: **4,617 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **886**  
Low Sqft:  
Ttl Sqft: **886**

DOM

**43**

Layout

Beds: **5 (2 3 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,Garden,Private**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 10`8"
Dining Room	Main	8`6" x 8`5"
Bedroom	Upper	10`1" x 10`6"
Bedroom	Basement	8`8" x 10`6"
Bedroom	Basement	8`4" x 11`1"
4pc Bathroom	Basement	7`9" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`4" x 10`11"
Bedroom - Primary	Upper	11`11" x 13`2"
4pc Bathroom	Upper	9`4" x 4`11"
Family Room	Basement	14`8" x 14`7"
Bedroom	Basement	9`5" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911475**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Open House on April 14th from 12PM to 4PM !!!Price dropped for QUICK SALE - Please don't miss this opportunity. !!! Please check out this beautiful four-level split house in the amenity-rich community of Whitehorn. It is excellently located within close proximity to all amenities, including schools, parks, playgrounds, shopping centers, public transportation, and the C-TRAIN. The exterior looks amazing with vinyl siding, big windows, and a big PARKING paved driveway. The huge BACKYARD comes with a GAZEBO, offering cozy outdoor spaces for relaxation, dining, and entertaining while providing full coverage from the sun, rain, and wind. The main level of this house features a large and bright living room, a kitchen with a dining area, and a unique feature of TWO SEPARATE ENTRANCES. Upstairs, there are two other good-sized bedrooms and a full bathroom. The fully finished basement features a living room, THREE bedrooms, a full bathroom, and a laundry area. Do not miss out on this opportunity. This house was RENOVATED in 2019 with new windows, flooring, and bathrooms. You will see the beauty of this house once you book a showing. Book your private showing by calling your favorite realtor.**

Inclusions:  
Property Listed By:

**N/A**  
**PREP Realty**

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













