

## 184 WHITAKER Close, Calgary T1Y 5K3

Whitehorn Listing 07/04/24 List Price: \$499,999 MLS®#: A2146483 Area:

Status: Active County: Calgary Change: -\$10k, 01-Aug Association: Fort McMurray

Date:

**General Information** 

Sub Type: Detached

Year Built: 1981

Lot Sz Ar: Lot Shape:

Access:

12`9" x 7`0"

Lot Feat: Cul-De-Sac, Rectangular Lot

Park Feat: **Parking Pad** 

Residential Prop Type: City/Town: Calgary

Lot Information

4,197 sqft

Utilities and Features

**Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Roof:

Ext Feat: **Private Yard**  Concrete, Mixed, Vinyl Siding

Flooring:

Finished Floor Area

935

935

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 4 (2 2 )

2.0 (2 0)

3

4 Level Split

74

Carpet, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Int Feat: No Animal Home, No Smoking Home

Lower

**Utilities:** 

Furnace/Utility Room

Room Information

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 15`1" x 12`2" Kitchen Main 13`0" x 11`4" 8`11" x 6`3" **Bedroom - Primary** 13`6" x 12`1" **Dining Room** Main Second **Bedroom** Second 13`0" x 10`3" 4pc Bathroom Second 9`6" x 5`1" Basement 14`11" x 14`8" Kitchen 9`6" x 8`11" **Living Room** Basement 3pc Bathroom **Basement** 8`7" x 4`7" **Bedroom** Lower 12`8" x 9`1" 8'0" x 5'6" **Bedroom** Lower 11`4" x 11`0" Storage Lower

## Legal/Tax/Financial

Title: Zoning: Fee Simple R-C1

Legal Desc: **7911475** 

Remarks

Pub Rmks:

Charming Family Home in Whitehorn - For Sale Welcome to this delightful home located in the vibrant Whitehorn neighbourhood, renowned for its convenient access to the LRT station, TLC School zoning, nearby shops, and the Peter Lougheed Hospital. This quintessential family residence offers nearly 1,800 square feet of finished living space across four levels, providing a versatile layout to suit your family's needs. Main Level The main floor features a bright and spacious living, dining, and kitchen area, perfect for both everyday living and entertaining. The kitchen includes an additional north-side door for added convenience. Adjacent to the kitchen is a cozy dining area, creating a welcoming space for family gatherings. Upper Level Upstairs, you'll find a generously sized primary bedroom with ample natural light and ventilation. The second bedroom is also spacious and conveniently located near the primary suite, making it ideal for younger children or guests. This level also includes a large 4-piece bathroom. Third Level The third level boasts a huge living room with a kitchen and a 3-piece bathroom, offering a flexible space that can serve multiple purposes. Lower Level The third and fourth bedrooms are on the lower level, providing privacy and comfort for older children, guests, tenants, or a home office setup. The four-level split design ensures everyone can enjoy their space while staying connected. Outdoor Space A huge deck on the south side is perfect for gatherings and BBQ parties. The grassy backyard serves as an ideal playground for children and pets, offering plenty of space for outdoor activities. Additionally, a cemented car pad ensures safety for your vehicle. Recent Upgrades - New carpets have been installed for a refreshed appearance. - The roof was replaced in 2022. - The entire home has been freshly painted. Move-in ready and situated in a family-friendly neighbourhood, 184 Whitaker Court offers abundant square footage and thoughtful design features to accommodate a variety of lifestyles. Don'

Inclusions: Storage on Backyard.
Property Listed By: URBAN-REALTY.ca

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