



THE
A-TEAM

**RE/MAX
FIRST**

167 WHITMAN Place, Calgary T1Y 4H8

MLS® #: **A2149885** Area: **Whitehorn** Listing Date: **07/18/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **7,028 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **999**
 Low Sqft:
 Ttl Sqft: **999**

DOM

60
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **0**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Pie Shaped Lot,See Remarks**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Gas Grill**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`7" x 10`5"	Living Room	Main	21`5" x 17`1"
Dining Room	Main	13`1" x 8`5"	Family Room	Lower	25`2" x 10`11"
Bedroom - Primary	Upper	13`1" x 11`10"	Bedroom	Upper	14`3" x 7`11"
Bedroom	Upper	10`11" x 8`11"	Bedroom	Lower	9`9" x 10`10"
Bedroom	Lower	9`9" x 12`11"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7711574**

Zoning: **R-C1**

Remarks

Pub Rmks: **Discover the allure of this deceptively spacious 4-level split in Whitehorn, tucked away on a serene cul-de-sac. Boasting 1822 sq ft across its levels, the home offers 3 bedrooms upstairs and a versatile 2-bedroom illegal suite below, complete with two laundry facilities for added convenience. Outside, a large pie-shaped lot beckons with potential for a substantial garage while still maintaining a sizable yard, perfect for both relaxation and expansion. Situated near amenities, schools, and transportation, with a park just across the alley, this property blends practicality with promising customization options. Don't miss your chance - call now to explore all this home has to offer!**

Inclusions: **N/A**
 Property Listed By: **TREC The Real Estate Company**

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