



THE
A-TEAM

**RE/MAX
FIRST**

420 WHITEHORN Place, Calgary T1Y2B1

MLS® #: **A2153755** Area: **Whitehorn** Listing Date: **07/30/24** List Price: **\$699,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1975**
Lot Information
 Lot Sz Ar: **6,727 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,545**
 Low Sqft:
 Ttl Sqft: **1,545**

DOM

50
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Front Yard,Landscaped,Level,Yard Drainage,Pie Shaped Lot**
 Park Feat: **Boat,Double Garage Detached,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard,Storage,Tennis Court(s)**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Bar,Beamed Ceilings,Breakfast Bar,Ceiling Fan(s),Granite Counters,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	15`6" x 11`4"	Kitchen	Main	11`1" x 12`0"
Laundry	Main	5`1" x 5`10"	2pc Bathroom	Main	4`3" x 5`10"
Living/Dining Room Combination	Main	12`0" x 17`0"	Entrance	Main	7`5" x 3`6"
Bedroom	Second	12`0" x 11`11"	4pc Bathroom	Second	9`9" x 5`1"
Bedroom - Primary	Second	12`0" x 10`1"	Walk-In Closet	Second	8`8" x 5`3"
4pc Ensuite bath	Second	8`6" x 7`4"	Walk-In Closet	Second	4`1" x 4`11"
Bedroom	Second	14`6" x 8`10"	Other	Basement	4`8" x 9`4"

Great Room
Furnace/Utility Room
4pc Bathroom

Basement
Basement
Basement

9`11" x 21`10"
8`2" x 10`2"
8`1" x 4`11"

Exercise Room
Cold Room/Cellar

Basement
Basement

11`3" x 10`2"
8`3" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410438

Zoning:
R-C1

Remarks

Pub Rmks:

OPEN HOUSE 11 AUG SUNDAY 1.00-5.00 PM. Welcome to this hidden gem in community of whitehorn NE . Rare opportunity to own this house on a large lot and well kept house, a dream come true for swimming/pool lovers. Very rare opportunity to buy house with good size(16'x32' & 5-10feet deep) swimming pool in calgary. Renovated kitchen with all stainless steel appliances and an ireland - easy access to community parks, Tennis court. Great friendly park and walking path right around the community to enjoy the summers. Enjoy wet bar, exercise room, and watch tv in the great room with fireplace in the basement. A property like this hardly comes around for sale. Maintenance free Back yard with over size double heated garage with swimming pool and concrete pad for your Boat and or RV. Lots to mention, BOOK YOUR PRIVATE SHOWING TO VIEW THIS GREAT PROPERTY. Three bedroom Three and half Bath with fully finished basement, MUST SEE. Walking distance to elementary, junior high and high school. Community center is 3 minutes of walk. Tennis court, basketball court, soccer grounds, base ball diamond and lot of green space for kids to play and adults and seniors to walk nearby. Paved back lane. Bus and train stations are at walking distance. Lots to mention, don't miss this one just make an appointment to view.

Inclusions:
Property Listed By:

**Swimming pool, water pump, water heater for pool.
MaxValue Realty Ltd.**

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