



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**711 WHITERIDGE Road, Calgary T1Y4K4**

MLS® #: **A2158958**

Area: **Whitehorn**

Listing Date: **09/19/24**

List Price: **\$510,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area  
Abv Sqft: **713**  
Low Sqft:  
Ttl Sqft: **713**

Lot Information

Lot Sz Ar: **3,821 sqft**  
Lot Shape:

DOM

**63**  
Layout  
Beds: **3 (1 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None,Private Yard**

Construction: **Concrete,Wood Frame,Wood Siding**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`9" x 6`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 13`7"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>8`0" x 12`1"</b>	<b>Dining Room</b>	<b>Upper</b>	<b>10`5" x 10`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`6"</b>	<b>Mud Room</b>	<b>Upper</b>	<b>4`5" x 6`0"</b>
<b>Bedroom - Primary</b>	<b>Lower</b>	<b>11`2" x 11`8"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>8`1" x 11`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`0" x 8`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`6"</b>

**3pc Ensuite bath**

**Lower**

**4`7" x 6`4"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7810985**

Zoning:

**M-CG d100**

Remarks

Pub Rmks:

**This starter home is looking for a first time home buyer or experienced investor to call it their own. Located near major shopping, transit, schools, hospital and playgrounds, this property location is anything but inconvenient. LRT, Sunridge Mall, Peter Lougheed Hospital is just a few of the close by amenities. Greeted by high ceilings in the entrance, the living room is open and spacious on the main floor. The kitchen with plentiful storage and cabinets space, dining area, second bedroom plus a 4pc bath complete the upper level while the master bedroom and master ensuite is located just in the lower level along with the third bedroom. The developed basement is where the laundry is located along with more storage space.**

Inclusions:

**None**

Property Listed By:

**CIR Realty**

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





