



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**407 WHITERIDGE Crescent, Calgary T1Y 2Y9**

MLS®#: **A2159075**

Area: **Whitehorn**

Listing Date: **08/21/24**

List Price: **\$662,500**

Status: **Active**

County: **Calgary**

Change: **-\$13k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Finished Floor Area

Abv Sqft: **1,217**

Low Sqft:

Ttl Sqft: **1,217**

DOM

**28**

Layout

Beds: **4 (2 2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **1**

Lot Information

Lot Sz Ar: **5,274 sqft**

Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Garden,Landscaped,Street Lighting,Native Plants,Private**

Park Feat: **Driveway,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Fire Pit,Garden,Private Yard,Rain**

**Barrel/Cistern(s)**

Construction:

**Brick,Stucco,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Convection Oven,Dishwasher,Freezer,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat:

**Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,No Smoking Home,Track Lighting**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Eat in Kitchen</b>	<b>Main</b>	<b>10`4" x 9`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>21`4" x 11`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>14`0" x 9`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`9" x 2`10"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`11" x 11`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`4" x 9`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`3" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 10`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`3" x 3`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`6" x 6`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`10" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7610067**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to this charming and meticulously cared-for 2-storey detached home in the heart of Whitehorn, Calgary. With only one owner since 1977, this gem has been lovingly updated over the years and is ready for you to call it home. Step inside to discover a bright and inviting space featuring modern updates throughout. The roof was replaced in 2010, ensuring peace of mind for years to come, while new windows installed in 2013 flood the home with natural light. The interiors boast cozy carpeted floors (updated in 2007), a sleek kitchen remodel, and a new water heater from 2020, making this home both stylish and functional. The main floor offers a welcoming living room with a gas fireplace, perfect for those chilly Calgary evenings, while the family and dining areas provide ample space for entertaining. Upstairs, the primary bedroom and additional bedroom are spacious and comfortable, promising restful nights. But the true showstopper of this home is the stunning backyard. Beautifully landscaped and fully fenced for privacy, this oasis is ideal for summer gatherings or quiet evenings under the stars. Enjoy your morning coffee on the large deck, surrounded by vibrant plants, or unwind by the fire pit as the sun sets. The front porch, bathed in evening sunlight, is the perfect spot to relax and watch the world go by. This immaculate home is ready to welcome its next owners. Don't miss your chance to see it—call today to book your private viewing and experience all that this beautiful property has to offer!**

Inclusions:  
Property Listed By:

**Master bed is built in  
Charles**

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











