



THE
A-TEAM

**RE/MAX
FIRST**

3 WHITWORTH Way, Calgary T1Y 6B1

MLS® #: **A2159343** Area: **Whitehorn** Listing Date: **08/21/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1982** Abv Sqft: **1,074**
Lot Information Low Sqft:
 Lot Sz Ar: **3,627 sqft** Ttl Sqft: **1,074**
 Lot Shape:

DOM

93
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding ,Concrete,Mixed**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Lighting,Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 3`2"	Kitchen With Eating Area	Main	12`6" x 11`10"
Entrance	Main	4`10" x 4`0"	2pc Bathroom	Main	4`5" x 3`10"
Living Room	Main	15`3" x 12`7"	Laundry	Main	2`8" x 2`4"
Entrance	Main	4`10" x 4`0"	Porch - Enclosed	Main	12`4" x 5`10"
Bedroom	Second	8`2" x 9`1"	Bedroom	Second	9`5" x 9`11"
Bedroom - Primary	Second	10`5" x 10`3"	4pc Bathroom	Second	10`7" x 5`0"
Game Room	Basement	9`5" x 10`8"	Kitchen	Basement	10`8" x 4`4"

Laundry
Bedroom

Basement
Basement

7`0" x 4`2"
10`2" x 10`2"

Furnace/Utility Room
4pc Ensuite bath
Legal/Tax/Financial

Basement
Basement

7`6" x 6`3"
7`7" x 4`11"

Title:
Fee Simple
Legal Desc:

8210278

Zoning:
R-C2

Remarks

Pub Rmks:

INVESTMENT PROPERTY: This corner lot offers a spacious and versatile layout with options to live upstairs and rent downstairs or rent both units. Located in the sought-after community of Whitehorn, this is yet another beautifully renovated designer home in a fantastic location. Upon entry, you'll be welcomed by a bright and open living room. The high-end kitchen features stainless steel appliances, stackable laundry, and a half bath. In the back you will find a large backyard and a double detached garage. Vinyl flooring is throughout the main level. Elegant railings guide you to the upper floor, which includes three bedrooms: a master and two additional generously sized rooms, along with a full 4-piece bathroom and high-quality carpeting throughout. The fully finished basement, accessible via a side entrance, includes a family room, kitchenette, Furness room, with separate laundry, a full 4-piece ensuite bathroom, a bedroom. The fenced backyard provides ample space for various activities. Conveniently close to all amenities. Thank you for viewing, and enjoy!

Inclusions:
Property Listed By:

None
Real Estate Professionals Inc.

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









