



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**115 WHITEGLEN Crescent, Calgary T2Y2Z4**

MLS®#: **A2161724**      Area: **Whitehorn**      Listing Date: **09/05/24**      List Price: **\$599,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1977**      Abv Sqft: **1,100**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,993 sqft**      Ttl Sqft: **1,100**  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Level**  
 Park Feat: **Off Street,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`1" x 8`3"	Bedroom - Primary	Main	11`9" x 13`8"
Bedroom	Main	10`1" x 8`3"	Dining Room	Main	8`3" x 9`7"
Kitchen	Main	11`9" x 12`0"	4pc Bathroom	Main	11`8" x 5`1"
Living Room	Main	13`6" x 21`9"	Bedroom	Basement	12`9" x 9`2"
Bedroom	Basement	10`10" x 12`10"	4pc Bathroom	Basement	10`9" x 4`11"
Kitchen	Basement	12`8" x 11`10"	Game Room	Basement	12`8" x 16`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7610067**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to your dream home in the desirable neighborhood of Whitehorn! This immaculately well-maintained house offers a clean and neat living space that is sure to impress. Step inside and be greeted by the abundance of natural light streaming through the triple pane windows, which have been installed throughout most of the house, including all the windows at the front, ensuring both energy efficiency and a peaceful ambiance. The warm and bright living area features beautiful maple floors, creating a cozy atmosphere that invites you to relax and unwind. With its seamless flow and elegant appearance, this flooring adds a touch of sophistication to every room. Prepare to be wowed as you enter the updated kitchen and bathrooms. The kitchen boasts modern stainless steel appliances, perfect for the culinary enthusiast, while a new countertop enhances both functionality and style. Whether you're preparing a quick snack or entertaining guests, this space is designed to inspire and impress. The NEW fully finished BASEMENT, accessible through a separate entrance, includes two bedrooms, a 4-piece bathroom, a kitchen, a recreation/living room, and a laundry/utility room - ideal for a rental unit or extended family living. Located on a quiet street, this home offers a serene retreat from the hustle and bustle of everyday life. Enjoy the peace and tranquility of your surroundings while still being conveniently close to transit options, shopping centers, schools, and recreational facilities. Everything you need is just a stone's throw away, making this the ideal location for families, professionals, and anyone seeking a convenient and vibrant lifestyle. Don't miss out on the opportunity to make this house your home. Experience the exceptional cleanliness, thoughtful updates, and unbeatable location that this property has to offer. Schedule a viewing today and prepare to be captivated by the charm and elegance of this Whitehorn gem!**

Inclusions:  
Property Listed By:

**TV mount**  
**Century 21 Bravo Realty**

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