



THE
A-TEAM

**RE/MAX
FIRST**

24 WHITAKER Close, Calgary T1Y5K3

MLS®#: **A2161729**

Area: **Whitehorn**

Listing Date: **08/30/24**

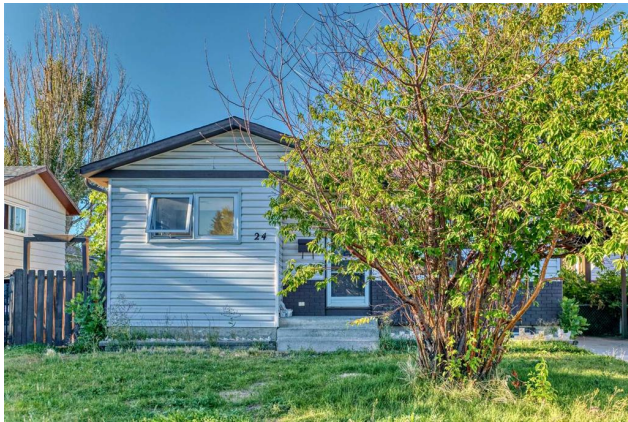
List Price: **\$595,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Carport,Off Street**

DOM

19
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Laminate Counters,Pantry,Quartz Counters,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 15`5"
Bedroom	Main	9`9" x 8`5"
Bedroom	Main	9`8" x 8`6"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	13`2" x 12`5"
Kitchen	Basement	8`8" x 9`9"
Family Room	Basement	23`1" x 14`7"

Room	Level	Dimensions
Dining Room	Main	9`4" x 8`5"
Bedroom - Primary	Main	14`1" x 11`4"
Kitchen	Main	9`5" x 8`6"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	13`1" x 10`9"
4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple	Zoning: R-CG
Legal Desc: 7911475	

Remarks

Pub Rmks: **R-CG Zoned Lot. The property has undergone recent upgrades and offers an excellent location close to (L.R.T) C-Train. and other public transportation. This is well-kept/clean /Freshly painted/Upgraded Windows. This Bungalow style home Offers 5 bedrooms (3 up and 2 down) and, 3 Full baths including a Master with 4PCE ENSUITE and a Spacious Kitchen. A Fully Finished Basement with 2 bedroom ILLEGAL SUITE. COMMON SEPARATE Laundry in the basement. LARGE DECK/Back Yard & CARPORT/driveway. The home provides a great opportunity for family/investors or first-time buyers. Moreover, a quick possession is also available.**

Inclusions:
Property Listed By: **Refrigerator/Electric Stove (in Basement)
Century 21 Bravo Realty**

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