



THE
A-TEAM

**RE/MAX
FIRST**

803 WHITEHILL Way, Calgary T1Y 3E8

MLS® #: **A2162973**

Area: **Whitehorn**

Listing Date: **09/04/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

890

Year Built:

1977

Low Sqft:

Ttl Sqft:

890

Lot Information

Lot Sz Ar:

4,004 sqft

Lot Shape:

DOM

15

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Backs on to Park/Green Space

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco

Flooring:

Ceramic Tile,Hardwood,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`0" x 10`2"	Bedroom	Main	9`4" x 9`2"
Bedroom	Basement	10`7" x 9`8"	Bedroom	Basement	10`7" x 9`3"
Living Room	Main	17`0" x 12`0"	Kitchen With Eating Area	Main	14`0" x 13`3"
Living/Dining Room Combination	Basement	16`10" x 11`6"	Kitchen	Basement	13`2" x 6`8"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

7611049

Zoning:
R-C2

Remarks

Pub Rmks: **This beautifully maintained bi-level home in Whitehorn features an open and airy living room upstairs, illuminated by large windows that invite plenty of natural sunlight. The space flows into a kitchen equipped with stainless steel appliances. Step through the door onto the deck to enjoy views of the green space and downtown behind the home. The main floor is complete with two bedrooms and a full-sized bathroom. Downstairs, you'll find a LEGAL two-bedroom suite with a bright and spacious family room. A concrete pathway leads to your own private double detached garage. Call your favorite realtor to book a showing.**

Inclusions:
Property Listed By: **Washer, Dryer, Refrigerator, Microwave hood fan, Electric Stove
Royal LePage METRO**

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



