



THE
A-TEAM

**RE/MAX
FIRST**

244 WHITWORTH Way, Calgary T1Y 6A9

MLS®#: **A2163137**

Area: **Whitehorn**

Listing Date: **09/07/24**

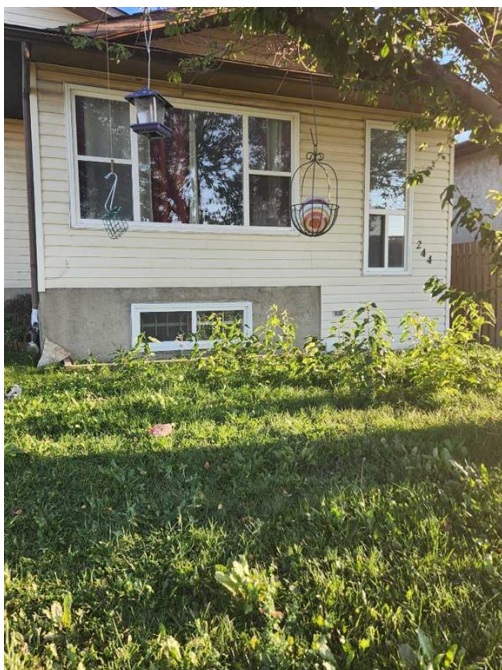
List Price: **\$449,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

999

Year Built:

1982

Low Sqft:

Ttl Sqft:

999

Lot Information

Lot Sz Ar:

2,540 sqft

Lot Shape:

DOM

11

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

None

Construction:

Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 6`11"	Kitchen	Main	10`1" x 8`11"
Living Room	Main	14`9" x 11`11"	Dining Room	Main	8`10" x 7`10"
4pc Bathroom	Main	6`6" x 7`5"	Bedroom	Main	8`11" x 9`9"
Bedroom	Main	12`7" x 8`11"	Bedroom - Primary	Main	9`11" x 12`7"
Bedroom	Basement	8`9" x 12`4"	Furnace/Utility Room	Basement	3`11" x 10`9"
Bedroom	Basement	14`11" x 7`2"	4pc Bathroom	Basement	4`11" x 7`2"
Kitchen	Basement	10`0" x 11`2"	Family Room	Basement	12`8" x 9`11"
Mud Room	Basement	4`0" x 7`3"	Storage	Basement	3`4" x 7`3"
Laundry	Basement	12`3" x 4`7"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8210278**

Zoning: **R-C2**

Remarks

Pub Rmks: **Live up and Rent down. All you need to do is buy this house. This well-kept home is vacant and ready for move-in. Whether you are buying this house for yourself or as an investment, it will not disappoint. This a bi-level duplex home with 3 spacious bedrooms upstairs and 2 bedrooms downstairs. The upstairs is simply stunning. Put your fancy dinnerware into the built-in China Cabinet. Enjoy laminate flooring and a spacious living room. The kitchen, all stainless steel appliances, is easy to maneuver and boasts contemporary designs. The dark cabinets compliment the cabinets and enhance the look of the house. You will find the same cabinet design in the upstairs bathroom with a full 4 piece bathroom. The basement (illegal) below has two large spacious bedrooms. You will be sure to enjoy yet another spacious living room space and another kitchen downstairs as well. The laundry is a common area for both the upstairs and downstairs and is easily accessible. Enter into a common door and then access the upstairs and downstairs separately. This is the right time to secure a location close to many amenities. Grocery stores, schools, bus and c-train services are just minutes away! The revenue potential for this property is waiting for you - move in and make your real estate dreams come true!**

Inclusions: **Electric Range, Microwave, Range Hood, Refrigerator,**
 Property Listed By: **Century 21 Bravo Realty**

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



