



THE
A-TEAM

**RE/MAX
FIRST**

5023 WHITEHORN Drive, Calgary T1Y 1T9

MLS®#: **A2163390** Area: **Whitehorn** Listing Date: **09/06/24** List Price: **\$640,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1975** Abv Sqft: **926**
Lot Information Low Sqft:
 Lot Sz Ar: **5,080 sqft** Ttl Sqft: **926**
 Lot Shape:

DOM

12
Layout
 Beds: **3 (1 2)**
 Baths: **1.5 (1 1)**
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Lawn**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`0"	Dining Room	Main	9`6" x 11`4"
Kitchen	Main	9`6" x 16`2"	Living Room	Main	18`10" x 12`2"
Bedroom - Primary	Main	11`7" x 11`4"	2pc Bathroom	Basement	5`1" x 7`3"
Bedroom	Basement	8`10" x 10`7"	Bedroom	Basement	10`10" x 10`7"
Living Room	Basement	16`0" x 15`5"	Furnace/Utility Room	Basement	9`1" x 18`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410224

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautifully updated 3-bedroom, 2-bathroom farmhouse-style gem! Nestled on a desirable corner lot, this home is perfect for families looking for charm and functionality. The property boasts a freshly renovated interior, featuring brand-new flooring, doors, and appliances! Outside, the home's curb appeal is second to none, with a well-maintained exterior that greets you warmly. The expansive backyard offers plenty of space for outdoor activities, gardening, or simply relaxing in your private oasis. Plus, the detached double-car garage provides ample storage and parking. Whether you're hosting family gatherings or enjoying quiet evenings at home, this property offers the perfect blend of modern convenience and farmhouse charm. Don't miss your chance to make this beautiful house your new home! The current layout shows how the basement can be used to host your primary bedroom and utilize the upstairs primary bedroom as a main floor office!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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







