



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5023 WHITEHORN Drive, Calgary T1Y 1T9**

MLS® #: **A2163390**      Area: **Whitehorn**      Listing Date: **09/06/24**      List Price: **\$589,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$11k, 16-Oct**      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

**76**  
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
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 16`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`10" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 11`4"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 7`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 10`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`7"</b>
<b>Living Room</b>	<b>Basement</b>	<b>16`0" x 15`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`1" x 18`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7410224**

Zoning:  
**R-C1**

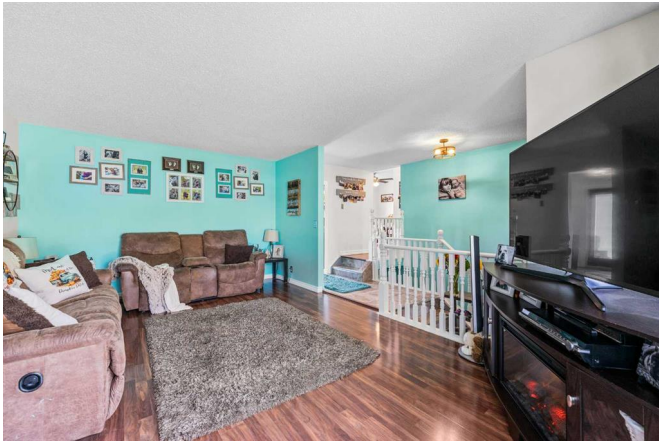
Remarks

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 as your primary bedroom and utilize the upstairs primary bedroom as a main floor office! Being on Whitehorn Drive you are in the center of the neighborhood with nearby schools providing excellent educational opportunities, major shopping areas nearby with a small strip right across the street for all your basic needs. Plus, with the hospital just a 5-minute drive away, peace of mind is always at your fingertips.**

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

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









**5023 Whitehorn Dr NE, Calgary, AB**

Basement (Below Grade) - Exterior Area 758.24 sq ft



**5023 Whitehorn Dr NE, Calgary, AB**

Garage - Exterior Area 471.36 sq ft

