



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**144 WHITMIRE Road, Calgary T1Y 5Z3**

MLS®#: **A2163463** Area: **Whitehorn** Listing Date: **09/06/24** List Price: **\$489,500**  
 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: **3,670 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **818**  
 Low Sqft:  
 Ttl Sqft: **818**

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **3 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard,Storage**  
 Construction: **Metal Siding ,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 9`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 16`0"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`9" x 10`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 7`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`6"</b>
<b>Living Room</b>	<b>Lower</b>	<b>12`4" x 15`8"</b>	<b>Entrance</b>	<b>Lower</b>	<b>4`8" x 3`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`10" x 6`11"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>12`2" x 17`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`6" x 13`6"</b>	<b>Loft</b>	<b>Basement</b>	<b>12`0" x 16`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8011545**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Welcome to this beautiful corner-lot family home located in the heart of the city. Ideal for first-time homebuyers or investors, this property offers over 1,100 sq. ft. of developed living space, including the basement area. The bright and sunny front family room benefits from a west-facing orientation, providing ample natural light. The third level features a spacious loft that can be used as an office, workout space, or additional living area. This level also includes a bedroom, washroom, and a large storage area. The property boasts a fully landscaped and fenced backyard, perfect for outdoor activities. Conveniently situated close to the LRT station, bus stops, shopping centers, restaurants, TLC school, playgrounds, soccer grounds, McKnight Highway, 36th Street, and other amenities, this home offers both value and an excellent location. Don't miss this opportunity! Schedule a viewing today.**

Inclusions:  
Property Listed By:

**Storage of Backyard  
URBAN-REALTY.ca**

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







