



THE
A-TEAM

**RE/MAX
FIRST**

723 WHITERIDGE Road, Calgary T1Y 4K4

MLS®#: **A2164351**

Area: **Whitehorn**

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

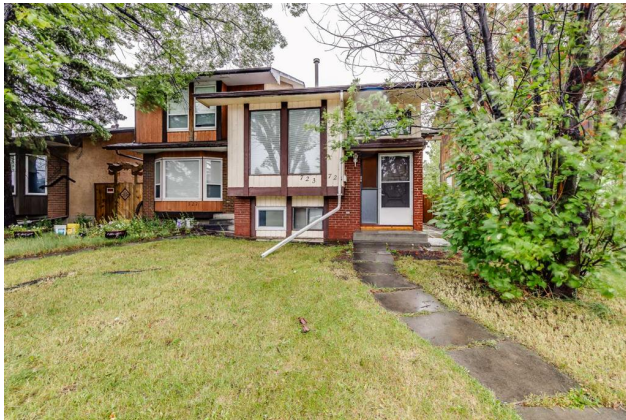
List Price: **\$529,900**

Status: **Active**

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:

791

Year Built:

1978

Low Sqft:

Ttl Sqft:

791

Lot Information

Lot Sz Ar:

2,228 sqft

Lot Shape:

DOM

10

Layout

Beds: **3 (2 1)**

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Front Yard,Lawn,Level

Double Garage Detached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Cedar,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Ceiling Fan(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`8" x 10`6"
Kitchen	Main	9`11" x 9`1"
Bedroom - Primary	Main	11`11" x 9`11"
4pc Bathroom	Main	7`10" x 5`6"
Bedroom	Suite	10`11" x 8`11"
Kitchen	Suite	11`7" x 7`3"

Room	Level	Dimensions
Dining Room	Main	7`5" x 7`0"
Laundry	Main	4`5" x 2`1"
Bedroom	Main	12`9" x 9`11"
3pc Bathroom	Suite	9`11" x 9`11"
Living Room	Suite	18`1" x 10`8"
Laundry	Suite	9`6" x 2`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d100

7810985

Remarks

Pub Rmks: **Welcome to this charming duplex home located at 723 Whiteridge Road NE in the vibrant Whitehorn neighbourhood that is close to schools, parks, shopping & restaurants. This property offers a unique opportunity with two separate suites, perfect for extended family living or rental income. The upstairs suite boasts 2 bedrooms and a full 4-piece bathroom, while the LEGAL BASEMENT SUITE includes 1 bedroom and a convenient 3-piece bathroom. Both suites come equipped with their own laundry facilities, stove, and refrigerator for your convenience. Enjoy the added bonus of a double detached garage providing ample parking and storage space (currently rented out). Don't miss out on this fantastic property that offers versatility and potential for various living arrangements. Contact your favourite realtor today to schedule a viewing and make this duplex home at 723 Whiteridge Road NE your next residence or investment property!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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





