



THE
A-TEAM

**RE/MAX
FIRST**

224 WHITAKER Close, Calgary T1Y 5K3

MLS® #: **A2165676** Area: **Whitehorn** Listing Date: **09/19/24** List Price: **\$498,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **884**
Lot Information Low Sqft:
 Lot Sz Ar: **4,199 sqft** Ttl Sqft: **884**
 Lot Shape:

DOM

0
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Cul-De-Sac,Rectangular Lot**
 Park Feat: **Parking Pad,Paved,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Gas Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`3" x 12`3"	Bedroom	Main	9`0" x 10`3"
Living Room	Main	17`1" x 13`4"	Kitchen	Main	9`1" x 9`3"
Dining Room	Main	9`3" x 8`2"	Entrance	Main	6`4" x 3`7"
4pc Bathroom	Main	9`2" x 4`11"	Bedroom	Basement	11`1" x 9`6"
Bedroom	Basement	14`11" x 7`7"	Game Room	Basement	20`10" x 12`7"

3pc Bathroom

Basement

7' 6" x 5' 7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911475

Zoning:
R-C1

Remarks

Pub Rmks: **This very affordable 4-bedroom bi-level home offers nearly 1,700 square feet of comfortable living space in the highly desirable community of Whitehorn. Situated on a quiet street, the house enjoys an excellent location just a 5-minute walk to the LRT station, with easy access to Sunridge Mall, Peter Lougheed Hospital, and Village Square Leisure Centre, all within a short drive. The main level features a bright and spacious living room, a kitchen with an adjoining dining area, and two generously sized bedrooms, along with a 4-piece bathroom. The lower level provides two additional bedrooms, a large living room perfect for family gatherings, and a newly renovated 3pc bathroom completed in 2024. Recent upgrades make this home move-in ready, including fresh paint(2024), shingle roof(2022), gas stove(2023), range hood(2024), primary bedroom reclaimed wood wall(2023), shed(2019). This home combines space, convenience, and recent updates, offering tremendous value. Don't miss this opportunity—Schedule a showing today!**

Inclusions: **washer and dryer, gas stove, range hood, refrigerator**

Property Listed By: **Homecare Realty Ltd.**

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







