

## 224 WHITAKER Close, Calgary T1Y 5K3

Whitehorn Listing 09/19/24 List Price: **\$485,000** MLS®#: A2165676 Area:

Status: **Pending** Calgary Change: -\$5k, 31-Oct Association: Fort McMurray County:

Date:



**General Information** 

Prop Type: Sub Type: Detached City/Town:

Year Built: Lot Information

Lot Sz Ar: Lot Shape: Residential

Calgary 1980

4,199 sqft

884

884

Ttl Sqft:

Low Sqft:

Abv Saft:

Finished Floor Area

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

DOM

62 Layout

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

<u>Parking</u>

3 Ttl Park:

Garage Sz:

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Sewer:

Ext Feat:

Private Yard, Storage

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** 

Level Level **Dimensions** Room <u>Dimensions</u> Room **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** 11`1" x 9`6" Basement **Bedroom** 14`11" x 7`7" 20`10" x 12`7" **Basement Game Room Basement** 

3pc Bathroom	Basement	7`6" x 5`7"	
			Legal/Tax/Financial
Title:		Zoning:	

Fee Simple R-C1

Homecare Realty Ltd.

Legal Desc: **7911475** 

Remarks

Pub Rmks:

Open house Nov 10(Sunday) 1:00-4:00pm! 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), newer windows. This home combines space, convenience, and recent updates, offering tremendous value. Don't miss this opportunity—Schedule a showing today! washer and dryer, gas stove, range hood, refrigerator

Inclusions:

Property Listed By:

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







