



THE
A-TEAM

**RE/MAX
FIRST**

59 WHITEHAVEN Road, Calgary T1Y6A5

MLS®#: **A2167712** Area: **Whitehorn** Listing Date: **09/20/24** List Price: **\$599,900**
 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: **1982** Abv Sqft: **1,280**
Lot Information Low Sqft:
 Lot Sz Ar: **3,920 sqft** Ttl Sqft: **1,280**
 Lot Shape:

DOM

39
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**
 Park Feat: **Front Drive,Parking Pad,Unpaved**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`3" x 6`9"	Dining Room	Main	9`8" x 11`1"
Kitchen	Main	6`8" x 14`1"	Living Room	Main	16`4" x 17`6"
4pc Bathroom	Upper	4`11" x 10`9"	Bedroom	Upper	7`9" x 10`9"
Bedroom	Upper	8`4" x 9`11"	Bedroom - Primary	Upper	14`3" x 11`4"
4pc Bathroom	Basement	5`0" x 8`5"	Bedroom	Basement	9`1" x 9`0"
Bedroom	Basement	15`5" x 10`8"	Walk-In Closet	Basement	6`0" x 3`9"
Kitchen	Basement	9`10" x 10`10"	Laundry	Basement	5`0" x 2`9"

Furnace/Utility Room

Basement

4`11" x 5`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-CG

8210278

Remarks

Pub Rmks:

****Modern 3-Bedroom Home with Legal Basement Suite In Process**** Welcome to the hidden gem that seamlessly blends modern comforts with timeless charm. This 1,280-square-foot house boasts a sleek kitchen adorned with quartz countertops, perfect for culinary adventures. Cozy up by the wood-burning fireplace in the spacious living area, creating memories that will warm your heart. With 1.5 washrooms and convenient laundry facilities, practicality meets elegance. But wait—there's more! Descend to the fully finished basement, where you'll find two additional bedrooms, another washroom, and its own laundry room. And that's not all: A brand-new kitchen with quartz countertops awaits downstairs. Plus, legal suite permits are in process, making this an investment opportunity you won't want to miss. Come envision life in this inviting space. ****Neighborhood Details:**** Located in the community of Whitehorn, this house offers more than just a home—it's part of a vibrant neighborhood. Whitehorn provides easy access to community parks, tennis courts, and friendly green spaces. Enjoy a great park and walking path right around the community, perfect for summer strolls. The nearby community center offers amenities like tennis courts, basketball courts, soccer grounds, and a baseball diamond. Plus, elementary, junior high, and high schools are within walking distance. With bus and train stations nearby, convenience is at your doorstep. Don't miss this opportunity—book your private showing today.

Inclusions:

NONE

Property Listed By:

URBAN-REALTY.ca

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











