



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 WHITNEL Close, Calgary T1Y 4J1**

MLS® #: **A2168801**

Area: **Whitehorn**

Listing Date: **09/26/24**

List Price: **\$630,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 03-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information

Lot Sz Ar: **3,993 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,089**

Low Sqft:

Ttl Sqft: **1,089**

DOM

**56**

Layout

Beds: **5 (3 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Brick,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 12`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 8`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 12`2"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>6`3" x 15`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>15`7" x 25`4"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 15`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 9`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 7`11"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`8" x 7`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 12`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`6" x 5`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`8" x 6`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7711574**

Remarks

Pub Rmks:

**Welcome to this charming bungalow, featuring a fully developed illegal basement suite with a separate entrance and a double detached garage, accessible through a paved back alley in the family-friendly community of Whitehorn. This versatile property offers a total of 5 spacious bedrooms and 2 full bathrooms, making it perfect for growing families or investors looking for rental potential. On the main level, you'll find a bright and airy living space that flows seamlessly into the dining area, creating an inviting atmosphere for entertaining and family gatherings. The kitchen is well-equipped with ample cabinetry and counter space, ideal for preparing meals and enjoying family time. This level includes 3 generously sized bedrooms and a 4-piece bathroom. The basement, with its own private entrance, offers an illegal suite perfect for rental income or multi-generational living. It features 2 additional bedrooms, a 4-piece bathroom, a large family area, and a second fully functional kitchen. The shared laundry space adds convenience for both levels. Recent updates ensure that this home is move-in ready, including a new roof replaced in 2020, siding upgraded in 2020, and new living room windows installed the same year. The double detached garage, built in 2022, offers plenty of space for vehicles, storage, or even a workshop. The paved back alley provides easy access, making parking convenient. This home is ideally situated in Whitehorn, just steps from elementary and junior high schools, shopping, and essential amenities. Its proximity to major roadways, bus routes, and the Whitehorn LRT station makes commuting a breeze. Whether you're a first-time homebuyer, an investor, or looking for an affordable family home, this bungalow presents a fantastic opportunity. Don't miss out on the chance to own this well-maintained gem in the sought-after Whitehorn community! Call your realtor today for a private viewing and explore the potential this home has to offer.**

Inclusions:  
Property Listed By:

**Electric Stove in basement, Refrigerator in basement, Range Hood in basement  
CIR Realty**

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





















