



THE
A-TEAM

**RE/MAX
FIRST**

32 WHITNEL Court #75, Calgary T1Y 5E3

MLS® #: **A2169213** Area: **Whitehorn** Listing Date: **11/07/24** List Price: **\$300,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1979**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **918**
 Low Sqft:
 Ttl Sqft: **918**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 9`9"	Kitchen	Main	8`6" x 7`11"
Dining Room	Main	10`8" x 6`9"	Foyer	Main	6`11" x 5`8"
Bedroom - Primary	Second	12`11" x 10`6"	Bedroom	Second	12`11" x 9`9"
4pc Bathroom	Second	7`8" x 6`3"	Furnace/Utility Room	Basement	26`11" x 15`1"

Legal/Tax/Financial

Condo Fee: **\$337** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq: **Monthly**

Legal Desc: 9110994

Remarks

Pub Rmks: **Discover your ideal townhome in the lively community of Whitehorn. Spanning 918 sq.ft, this end unit, offers two bedrooms, one bathroom, a spacious kitchen, and an undeveloped basement with a versatile rec room awaiting your personal touch. Step inside to laminate flooring that leads to a cozy living area, perfect for relaxation. Adjacent, the kitchen and dining area provide an inviting space for family gatherings. Upstairs, find two well-sized bedrooms and a 4-piece bathroom. Outside, enjoy a private fenced yard—ideal for morning coffee or entertaining guests. Added conveniences include an assigned outdoor parking stall, laundry area and ample storage in the basement. Located close to schools, the LRT, leisure facilities, hospitals, the airport, shopping centers, and major roadways, this townhome offers a lifestyle of comfort and connectivity. Don't miss out—schedule a viewing today and make this delightful home yours!**

Inclusions: n/a
Property Listed By: Century 21 Bamber Realty LTD.

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





