



554 WHITEHILL Place, Calgary T1Y3G8

MLS®#: **A2172428** Area: **Whitehorn** Listing **10/16/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **2,271 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Few Trees,Lawn,Low Maintenance Landscape**
 Park Feat: **On Street,Oversized,Owned,Parking Pad**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Aluminum Siding ,Concrete**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Microwave,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`3" x 15`2"	2pc Bathroom	Main	
Kitchen	Main	8`5" x 7`2"	Dining Room	Main	8`10" x 12`2"
Bedroom - Primary	Main	11`3" x 9`4"	Bedroom	Second	11`0" x 7`2"
4pc Bathroom	Second		Bedroom	Second	11`0" x 7`2"
Laundry	Lower	10`2" x 14`2"	Flex Space	Lower	6`7" x 17`1"
Family Room	Lower	10`2" x 18`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611049

Zoning:
R-CG

Remarks

Pub Rmks: **Back on the market due to financing. Great starter home or investment property located on a quiet cul-de sac close to schools, shopping and busses. With just over 1500 square feet of total living space this home will definitely check off all the boxes! The main floor features large windows in the living room with a beautiful stone surround wood burning fire place, updated kitchen with a great south facing deck looking over your private fenced backyard. The main floor master bedroom and 2pc bathroom is great for anyone that has mobility issues. The finished basement is perfect for entertaining featuring a wet bar and can also be a great playroom for the kids. The large oversized laundry room has plenty of storage space for all your gear. Don't miss this one. Book your showing today!**

Inclusions: **TV in Kitchen, BBQ, Storage Shed, Dishwasher as-is,**
Property Listed By: **RE/MAX Real Estate (Central)**

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









