



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 WHITEHAVEN Crescent, Calgary T1Y6C5**

MLS®#: **A2173035**

Area: **Whitehorn**

Listing Date: **10/15/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1986**

Lot Information

Lot Sz Ar: **4,111 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,672**

Low Sqft:

Ttl Sqft: **1,672**

DOM

**14**

Layout

Beds: **5 (4 1 )**

Baths: **3.0 (3 0)**

Style: **2 Storey Split**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Low Maintenance Landscape,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **High Ceilings,No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`11" x 10`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`2" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`2" x 10`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`0" x 15`9"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>6`1" x 8`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`3" x 9`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Basement</b>	<b>10`6" x 5`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 9`6"</b>
<b>Den</b>	<b>Basement</b>	<b>13`1" x 8`6"</b>	<b>Game Room</b>	<b>Basement</b>	<b>13`8" x 13`11"</b>

Furnace/Utility Room

Basement

24`7" x 19`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8310170**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

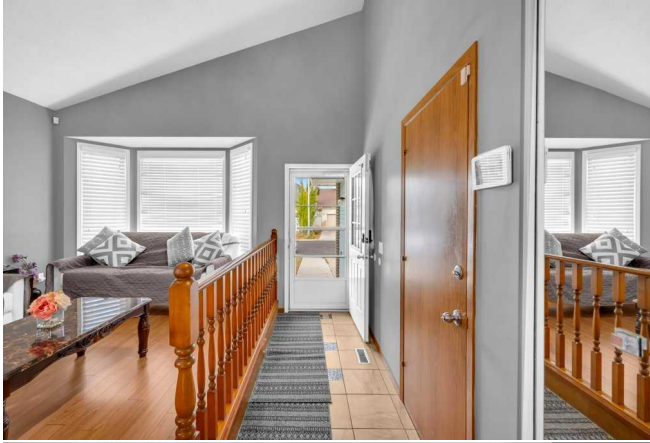
**Welcome to this stunning and functional 2 storey split home nestled on a quiet street in the sought-after Whitehorn community! Step inside and be greeted by soaring vaulted ceilings and a warm, welcoming atmosphere. The main floor boasts a bright living room, a formal dining area, and a spacious kitchen with sleek granite countertops. Just a few steps down, relax in the cozy family room featuring a wood-burning fireplace. This level also includes a bedroom, full bathroom, and a convenient laundry room. Upstairs, you'll find 3 generous bedrooms, a full bath, and a master suite complete with a walk-in closet and access to a south-facing balcony. The fully developed basement offers a 5th bedroom, full bath, a large recreation room, a den, and plenty of storage space. Located close to Whitehorn LRT, the hospital, shopping, and with easy access to McKnight Blvd and Metis Trail, this home is perfectly situated for convenience. Don't miss out on this amazing opportunity!**

Inclusions:  
Property Listed By:

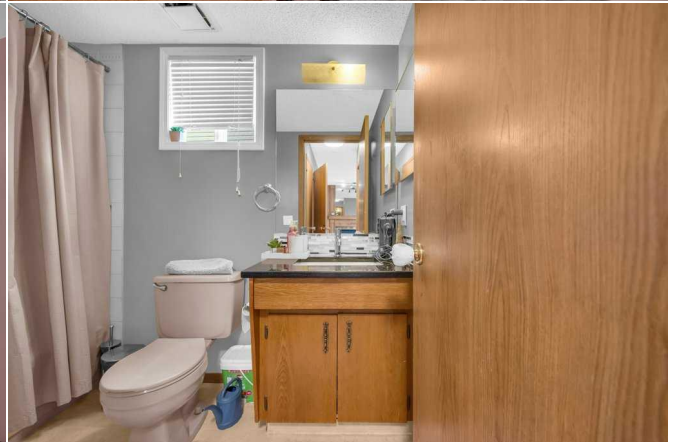
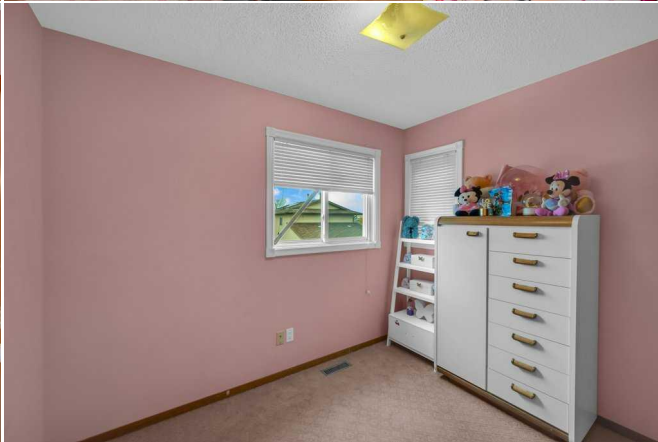
**Exterior Camera System**  
**Century 21 Bravo Realty**

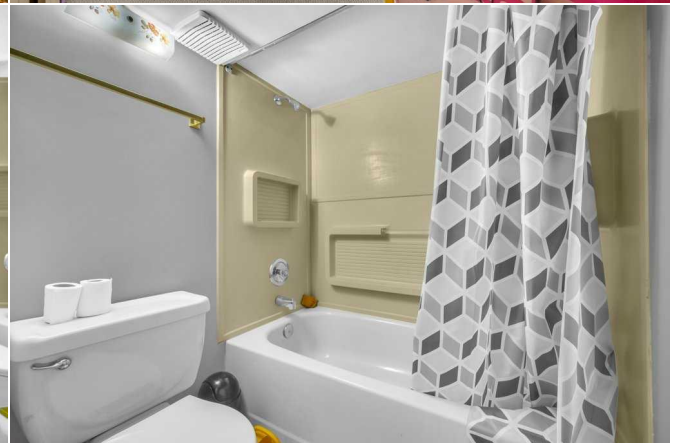
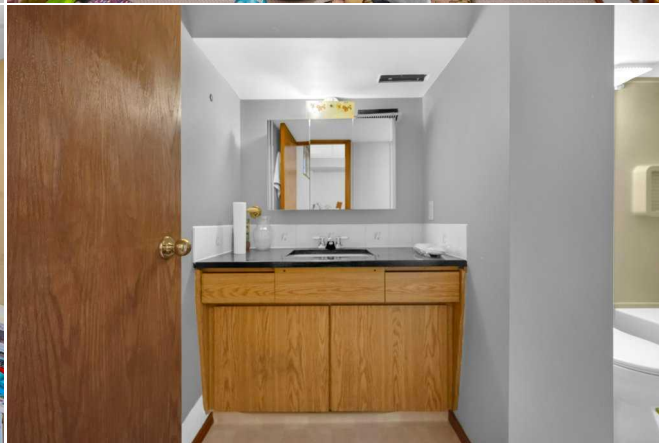
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

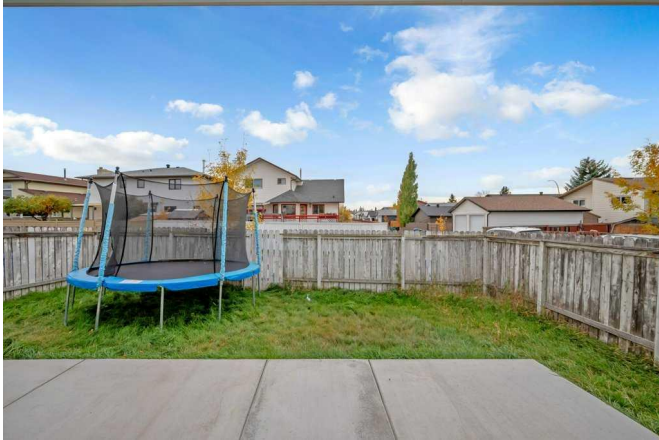












**112 Whitehaven Crescent NE, Calgary, AB**

Basement (Below Grade) Exterior Area 912.14 sq ft  
Interior Area 932.29 sq ft  
Excluded Area 53.71 sq ft



0 2 4 8 ft PREPARED: 2024/10/13

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**112 Whitehaven Crescent NE, Calgary, AB**

Upper Floor Exterior Area 376.97 sq ft  
Interior Area 525.96 sq ft



0 2 4 8 ft PREPARED: 2024/10/13

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**112 Whitehaven Crescent NE, Calgary, AB**

Main Floor Exterior Area 1293.30 sq ft  
Interior Area 1251.66 sq ft  
Excluded Area 412.17 sq ft



0 2 4 8 ft PREPARED: 2024/10/13

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