



THE
A-TEAM

**RE/MAX
FIRST**

699 WHITERIDGE Road, Calgary T1Y 4K4

MLS®#: **A2175594**

Area: **Whitehorn**

Listing Date: **10/25/24**

List Price: **\$439,840**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

972

Year Built:

1978

Low Sqft:

Ttl Sqft:

972

Lot Information

Lot Sz Ar:

2,195 sqft

Lot Shape:

DOM

27

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane

Off Street,Parking Pad

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Cedar,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Stove,Microwave Hood Fan

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`2" x 7`11"
Living Room	Main	16`3" x 13`4"
Bedroom	Second	7`10" x 9`3"
Bedroom - Primary	Second	12`3" x 10`11"
Game Room	Basement	15`4" x 11`0"
Furnace/Utility Room	Basement	8`11" x 9`2"

Room	Level	Dimensions
Kitchen	Main	7`1" x 7`7"
4pc Bathroom	Second	8`2" x 4`11"
Bedroom	Second	8`2" x 10`10"
3pc Bathroom	Basement	4`8" x 4`3"
Storage	Basement	15`4" x 15`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810985

Zoning:
M-CG

Remarks

Pub Rmks:

Welcome to 699 Whiteridge Road NE, a charming and cozy semi-detached home nestled in the heart of Whitehorn! This well-kept 3-bedroom, 1.5-bathroom property is perfect for families, first-time buyers, or investors alike. The well kept living and dining area provides a welcoming space, flooded with natural light, while the kitchen boasts plenty of counter and cabinet space for all your culinary needs. Upstairs, you'll find three generous bedrooms, including a master bedroom with ample closet space. The fully fenced backyard offers privacy and a great area for outdoor activities, or simply relaxing. With easy access to schools, shopping, public transportation, and parks, this home offers unbeatable convenience in a friendly neighborhood. Whether you're looking to settle into a warm community or add to your investment portfolio, this property is full of potential. Schedule a viewing today and make this gem yours!

Inclusions:
Property Listed By:

NA
Century 21 Bravo Realty

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





