



THE
A-TEAM

**RE/MAX
FIRST**

379 WHITMAN Place, Calgary T1Y 4T2

MLS®#: **A2175991**

Area: **Whitehorn**

Listing Date: **10/30/24**

List Price: **\$609,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,251 sqft**
Lot Shape:

Access:

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

DOM

52
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`10" x 5`0"
Bedroom	Main	9`4" x 9`5"
Dining Room	Main	8`4" x 13`10"
Living Room	Main	12`11" x 17`5"
Bedroom - Primary	Main	14`2" x 11`0"
4pc Bathroom	Basement	5`0" x 9`1"
Bedroom	Basement	10`8" x 9`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	6`11" x 5`0"
Bedroom	Main	9`4" x 9`7"
Kitchen	Main	12`1" x 9`1"
Laundry	Main	3`5" x 5`4"
Walk-In Closet	Main	3`2" x 3`5"
Bedroom	Basement	13`0" x 13`5"
Kitchen	Basement	10`8" x 10`8"

Laundry	Basement	7`9" x 10`4"	Kitchen	Basement	10`8" x 10`8"
Laundry	Basement	7`9" x 10`4"	Game Room	Basement	10`8" x 17`5"
Storage	Basement	2`8" x 2`10"	Furnace/Utility Room	Basement	13`3" x 6`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **7810991**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION ! Live up and Rent down. This is beautiful bungalow, fully renovated in desirable neighborhood of Whitehorn. This 3+2 Bedrooms & 3 full Baths offers many upgrades; upgraded Kitchen; Granite Counters, Stainless Steel Appliances. The main floor offers 3 bedrooms; Master Bedroom with Ensuite , 2 other good size bedrooms and full bath, Main Floor Laundry Room and very good size living room. Fully developed basement with ILLEGAL suite offers; 2 bedrooms, 1 full bath, living room with separate entrance and separate laundry. The house offers double detached heated garage.**

Inclusions: **None**
 Property Listed By: **URBAN-REALTY.ca**

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











