



THE
A-TEAM

**RE/MAX
FIRST**

32 WHITNEL Court #62, Calgary T1Y 5E3

MLS® #: **A2176398** Area: **Whitehorn** Listing Date: **10/30/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **+\$25k, 05-Nov** 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:

Finished Floor Area

Abv Sqft: **934**
 Low Sqft:
 Ttl Sqft: **934**

DOM

21
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,No Neighbours Behind**
 Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Quartz Counters,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`11" x 10`8"	Bedroom	Second	13`0" x 9`11"
4pc Bathroom	Second	7`11" x 6`4"	Living Room	Main	15`4" x 9`11"
Dining Room	Main	11`9" x 8`5"	Kitchen	Main	8`8" x 8`0"
Game Room	Basement	15`1" x 17`10"	4pc Bathroom	Basement	7`5" x 5`11"

Laundry	Basement	7'7" x 4'6"	Furnace/Utility Room	Basement	7'6" x 7'5"
			Legal/Tax/Financial		

Condo Fee: \$338		Title: Fee Simple		Zoning: M-C1	
		Fee Freq: Monthly			

Legal Desc:	9110994	Remarks
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Pub Rmks: **FANTASTIC INVESTMENT OPPORTUNITY- Smartly renovated townhome with 2 BEDS/ 2 FULL BATHS/ FINISHED BASEMENT, FENCED YARD and PARKING STALL. Located in the popular neighbourhood of Whitehorn. Close to schools, shopping, amenities and transit. Walking distance to Rundle C-train station, Peter Lougheed hospital, and the array of shopping, eateries and amenities on 36th Street.**** This newly updated home provides 934 square feet of living space plus the basement. Featuring a bright NEW KITCHEN with white shaker-style cabinet doors, QUARTZ COUNTERS, and BRAND-NEW APPLIANCES. An UPDATED FAMILY BATHROOM with new vanity cabinet, quartz counter, and white subway tiled bath-surround, matching the kitchen for a cohesive look. The property has been FRESHLY PAINTED THROUGHOUT and updated with NEW LAMINATE FLOORING in the living room and dining room, and vinyl tile in the entry, kitchen, bathroom, and laundry room. There is BRAND NEW CARPET on the stairs, upper hallway, bedrooms and basement. In the NEWLY FINISHED BASEMENT you will find the laundry area with a handy laundry sink, a full bathroom, and a RECREATION ROOM PROVIDING AN ADDITIONAL LIVING SPACE. The property benefits from VINYL DOUBLE-PANE WINDOWS throughout, and the condo corporation recently replaced all the roof-shingles in the complex. There is a good sized south-facing back yard with patio and lawn, plenty of space for kids or a dog. And a convenient parking stall just steps away from the front door. **** This PET-FRIENDLY condo complex is well managed, and the CONDO FEES ARE LOW. This property would suit investors and those looking for a move-in ready, maintenance-free property, in a walkable neighbourhood. Contact your favourite Realtor today and don't miss this amazing opportunity!**

Inclusions: **N/A**

Property Listed By: **2% Realty**

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







