



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**288 WHITWORTH Way, Calgary T1Y 6E4**

MLS®#: **A2178302**

Area: **Whitehorn**

Listing Date: **11/13/24**

List Price: **\$529,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**

Lot Information

Lot Sz Ar: **3,745 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Corner Lot**  
Park Feat: **Off Street**

DOM

**38**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Granite Counters**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 16`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`3" x 7`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`0" x 12`8"</b>
<b>Laundry</b>	<b>Basement</b>	<b>9`7" x 6`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`1" x 12`4"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`10" x 7`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`6" x 14`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8210278**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **A delightful bi-level home situated on a prime corner lot in a family-friendly neighborhood. This property offers a total of 5 bedrooms and 2 bathrooms, making it a perfect choice for families or those seeking extra space. As you step inside, the main floor welcomes you with a spacious and sunlit living room. A large window floods the space with natural light, creating a warm and inviting atmosphere. The well-maintained kitchen is designed for functionality, offering plenty of cabinetry and counter space for all your cooking needs. Adjacent to the kitchen is a dining area, perfect for enjoying meals with family and friends. The main level features three generously sized bedrooms and a full bathroom, providing comfortable living quarters. The lower level is fully finished with an illegal suite, offering additional versatility to the home. It includes two more bedrooms, a second kitchen, a cozy living area, and a full bathroom, making it an ideal setup for extended family or guests. The corner lot provides extra yard space, ideal for gardening, play areas, or summer barbecues. With its excellent location close to schools, parks, shopping, and public transportation, this home offers convenience and potential. Don't miss the chance to make 288 Whitworth Way NE your new address—schedule a viewing today!**

Inclusions: **All appliances listed in the appliance section. There are two sets of dryer, refrigerator, electric stove, and washer**

Property Listed By: **PropZap Realty**

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







