



THE
A-TEAM

**RE/MAX
FIRST**

208 WHITEHORN Crescent, Calgary T1Y 1X8

MLS®#: **A2179077**

Area: **Whitehorn**

Listing Date: **11/14/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar: **5,005 sqft**
Lot Shape:

Access:

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

DOM

37
Layout
Beds: **5 (3 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`4" x 11`11"
Bedroom - Primary	Main	12`0" x 11`5"
Bedroom	Main	10`6" x 10`3"
Family Room	Basement	16`7" x 14`9"
Bedroom	Basement	10`11" x 8`10"
4pc Bathroom	Main	
3pc Ensuite bath	Basement	

Room	Level	Dimensions
Kitchen	Main	11`9" x 9`2"
Bedroom	Main	13`10" x 8`3"
Dining Room	Main	9`6" x 8`0"
Kitchen	Basement	12`7" x 10`1"
Bedroom	Basement	14`0" x 12`7"
3pc Bathroom	Main	
3pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7410438

Remarks

Pub Rmks:

FULLY RENOVATED BUNGALOW WITH A NUMBER OF UPGRADES THROUGHOUT! 3 BEDROOMS AND 2 FULL BATH UPSTAIRS, 2 BEDROOMS & 2 FULL BATH IN THE BASEMENT. THIS HOME FEATURES UPGRADED GRANITE KITCHEN COUNTER TOPS, NEW FLOORING, NEW KITCHEN CABINETS WITH RENOVATED BACK SPLASH, NEW APPLIANCES, NEW PAINT, NEW LIGHTING FIXTURES, NEW WINDOWS, NEW FURNACE AND HOTWATER TANK, NEW PLUMBING & ELECTRICAL AND THE LIST GOES ON.....VERY BRIGHT AND OPEN PLAN. FULLY DEVELOPED BASEMENT WITH SEPARATE ENTRANCE, SEPARATE LAUNDRY, BIG KITCHEN, (ILLEGAL) SUITE. HUGE LOT, DOUBLE DETACHED OVERSIZE GARAGE, CLOSE TO TRANSIT, SHOPPING CENTER, PARK & SCHOOLS. CALL TODAY TO VIEW!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









