



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**216 WHITEVIEW Road, Calgary T1Y 1P6**

MLS®#: **A2180654**      Area: **Whitehorn**      Listing Date: **11/30/24**      List Price: **\$719,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1974**  
Lot Information  
 Lot Sz Ar: **6,092 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,222**  
 Low Sqft:  
 Ttl Sqft: **1,222**

DOM

**21**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Access:  
 Lot Feat: **Back Lane,Corner Lot**  
 Park Feat: **Double Garage Attached,On Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Laminate,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`5" x 11`4"	Foyer	Main	5`1" x 10`5"
Kitchen	Main	13`3" x 11`4"	Living Room	Main	21`2" x 14`1"
4pc Bathroom	Second	5`0" x 9`3"	4pc Ensuite bath	Second	7`5" x 5`0"
Bedroom	Second	9`3" x 11`1"	Bedroom	Second	9`10" x 11`1"
Bedroom - Primary	Second	11`9" x 14`6"	4pc Bathroom	Third	9`6" x 7`0"
Other	Third	3`5" x 4`2"	Bedroom	Third	9`0" x 10`3"
Game Room	Third	17`0" x 14`1"	Storage	Third	5`4" x 14`3"

**Bedroom  
Kitchen**

**Basement  
Basement**

**13`10" x 12`7"  
7`10" x 6`11"**

**Bedroom  
Furnace/Utility Room**  
Legal/Tax/Financial

**Basement  
Basement**

**12`10" x 11`1"  
9`6" x 10`1"**

Title:  
**Fee Simple**  
Legal Desc:

**7410227**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to this fully renovated yet another designer home this time in the desired community of Whitehorn. This property is located on a huge oversized corner lot, it includes a massive garage and a large backyard. Detached 4 level split comes with illegal suite, perfect for living up and renting down, or rent both. Inside you will find 6 bedrooms, 3 full 4 pc washrooms, 2 living rooms , 2 kitchens, and separate laundries. As you enter, you will be welcomed with an open concept huge living, upgraded kitchen, dining, and separate laundry. On the left stairs take you to second floor, where you will find a 4 pc washroom, 3 bedrooms, master bedroom has its own separate 4 pc ensuite washroom. Lower third level has a nice recreation room with an elegant feature wall which has a beautiful wood burning fire place, wet bar, full 4 pc washroom and a bedroom. Also, a passage to Oversize double garage, and separate entrance, last level basement has a new kitchen, laundry, and two bedrooms. Conveniently located near several schools and within walking distance to numerous parks, transit, and every amenity you could ask for! This property is a 5 minute drive to the always popular Village Square Leisure Centre, Peter Lougheed Hospital, Sunridge Mall, the airport and all major roads, an rare excellent location to find, thx for showing and enjoy.....**

Inclusions:  
Property Listed By:

**None  
Real Estate Professionals Inc.**

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







