



THE
A-TEAM

**RE/MAX
FIRST**

32 WHITNEL Court #56, Calgary T1Y5E3

MLS® #: **A2182637** Area: **Whitehorn** Listing Date: **12/07/24** List Price: **\$299,500**
 Status: **Pending** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **833**
 Low Sqft:
 Ttl Sqft: **833**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Central**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dryer, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	38`3" x 38`0"
Living Room	Main	49`9" x 32`0"
Bedroom - Primary	Second	42`8" x 34`9"

Room	Level	Dimensions
Kitchen	Main	26`0" x 49`9"
Bedroom	Second	42`1" x 32`3"
4pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee: **\$340** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9110994**

Remarks

Pub Rmks: **This condo offers exceptional value and is ready to become your new home! The open layout features laminate flooring throughout, with a spacious kitchen boasting white cabinetry and a dining room on the main floor. Double patio door access to the south-facing backyard ensures plenty of sunlight to enjoy year-round. Upstairs, you'll find two comfortable bedrooms and a full bathroom. The lower level includes a laundry area and is unfinished, providing potential for development or a great storage space.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





