



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**259 WHITEHILL Place, Calgary T1Y 3G5**

MLS®#: **A2184230**

Area: **Whitehorn**

Listing Date: **12/20/24**

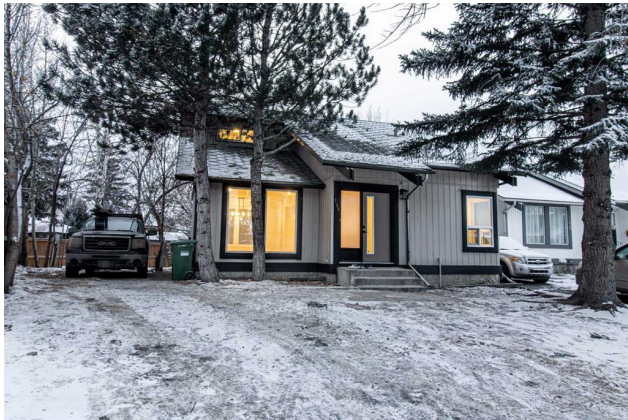
List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar: **5,048 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Level**  
Park Feat: **Parking Pad**

DOM

**1**

Layout

Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **3**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Standard**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Wood Frame**  
Flooring: **Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>13`11" x 25`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>27`4" x 45`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>36`1" x 47`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`1" x 36`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>16`2" x 38`7"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>41`0" x 37`9"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`4" x 24`10"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>32`7" x 35`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>33`8" x 37`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>26`0" x 16`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`11" x 29`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>35`10" x 25`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>35`6" x 53`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7611049**

Remarks

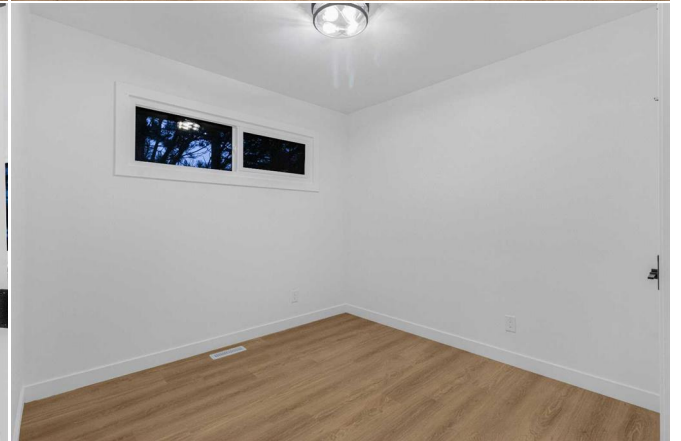
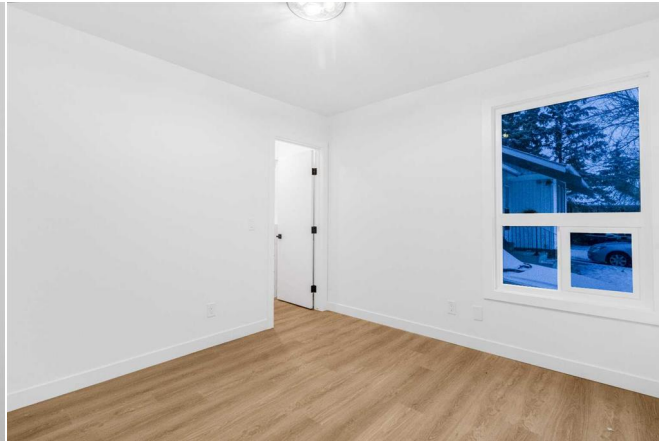
Pub Rmks: **FULLY RENOVATED - ILLEGAL BASEMENT SUITE - SEPARATE ENTRANCES - OPEN FLOOR PLAN- MAIN FLOOR BEDROOM - SEPARATE LAUNDRY - NEW KITCHENS WITH QUARTZ COUNTERS - RIGHT BESIDE A SCHOOL - OVERSIZED LOT - BRAND NEW FURNACE - OVER 1690 SQ FT WITH 4 BEDROOMS & 3 BATHS! This beautifully renovated home offers an ideal setup for first-time buyers or savvy investors. With an illegal basement suit, it's an excellent mortgage helper. First-time buyers can benefit from rental incomes, while investors can enjoy up to additional streams and cashflow potential. Each suite comes with its own full kitchen, separate entrance, and dedicated laundry. Don't miss out on this incredible opportunity!**

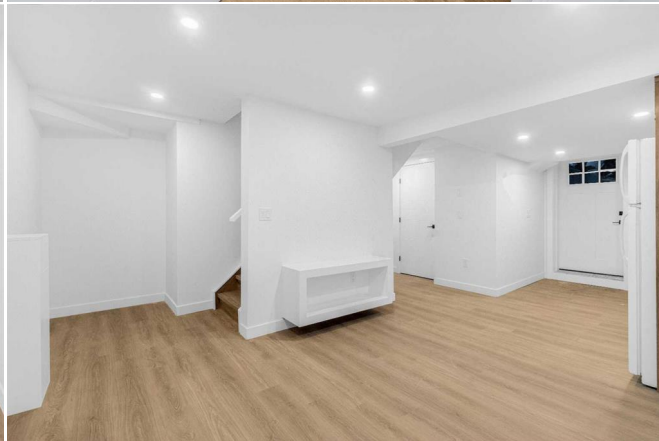
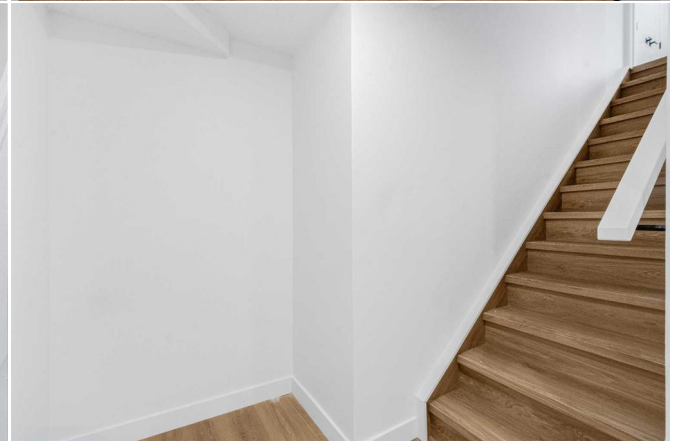
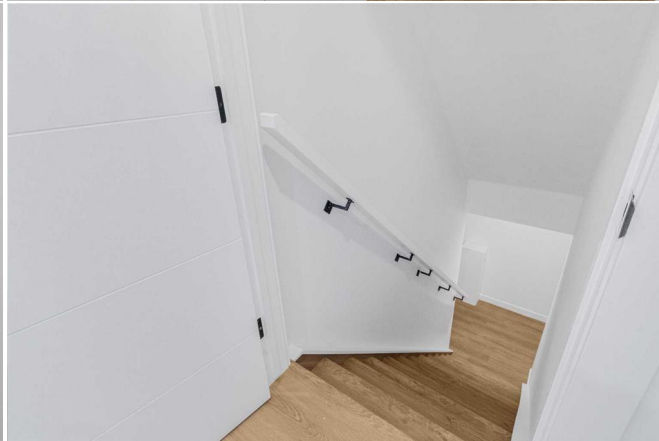
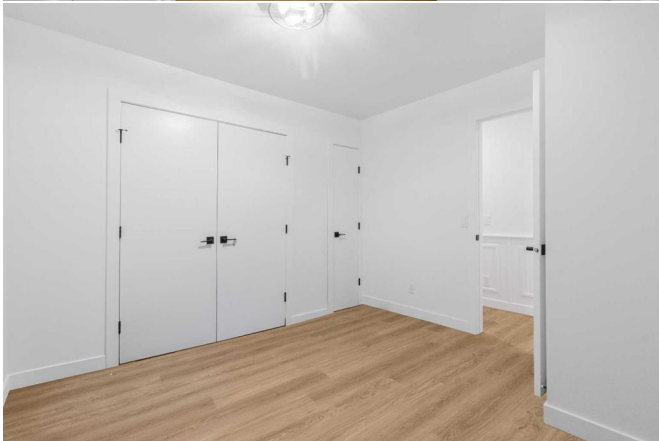
Inclusions:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

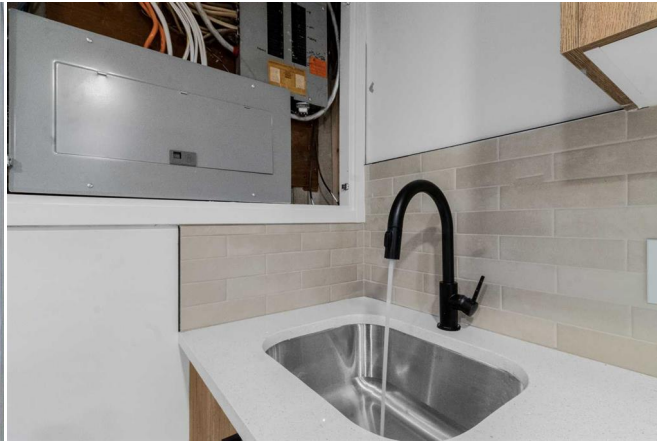
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

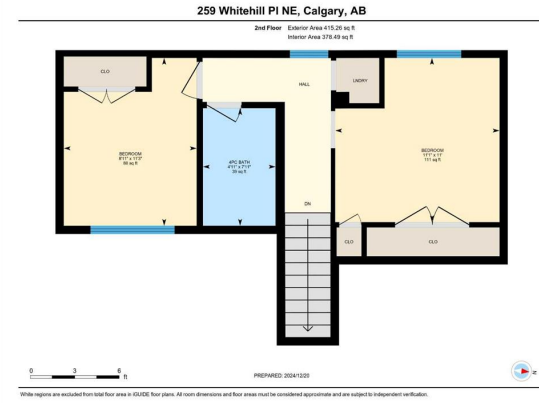
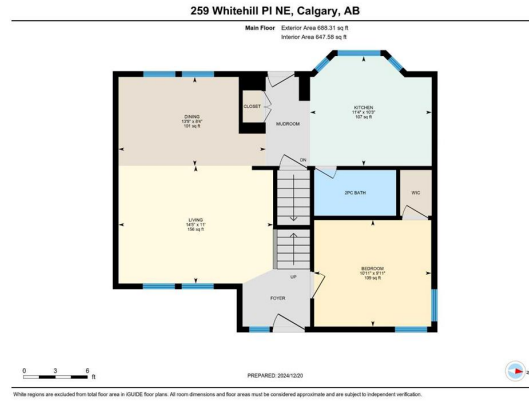












**259 Whitehill Pl NE, Calgary, AB**

Basement (Below Grade) Exterior Area 593.34 sq ft  
 Interior Area 555.42 sq ft

