



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 WHITMAN Place, Calgary T1Y 4H8**

MLS® #: **A2185438**      Area: **Whitehorn**      Listing Date: **01/18/25**      List Price: **\$589,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1978**  
Lot Information  
 Lot Sz Ar: **7,028 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **999**  
 Low Sqft:  
 Ttl Sqft: **999**

DOM

**14**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Level,Street Lighting,Pie Shaped Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Playground,Private Yard**

Construction: **Aluminum Siding ,Brick**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`7" x 10`5"	Living Room	Main	21`5" x 17`1"
Dining Room	Main	13`1" x 8`5"	Laundry	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`1" x 11`10"	Bedroom	Upper	14`3" x 7`11"
Bedroom	Upper	10`11" x 8`11"	4pc Bathroom	Upper	0`0" x 0`0"
Family Room	Lower	25`2" x 10`11"	Kitchen	Lower	10`4" x 10`7"
4pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Lower	9`9" x 10`10"
Bedroom	Lower	9`9" x 12`11"	Furnace/Utility Room	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7711574**

Zoning: **R-CG**

Remarks

Pub Rmks: **This charming 4-level split home in Whitehorn offers a well-designed layout with plenty of space and updates throughout. The main and upper levels provide a bright and inviting living space, with the main floor recently updated to include a brand-new kitchen featuring sleek granite countertops, modern Decora plugs, LED lighting, and fresh case and baseboards. Upstairs, you'll find three generously sized bedrooms, ideal for family living, and a well-appointed full bathroom. The lower suite is a standout feature, offering a separate, self-contained 2-bedroom illegal suite complete with its own laundry facilities for added convenience. This versatile space is perfect for guests, extended family, or even rental income potential. Outside, the property is situated on a large pie-shaped lot, providing ample room for a future garage while still maintaining a spacious yard. The outdoor space is perfect for relaxing or expanding to suit your needs. The home is located on a peaceful cul-de-sac and is within close proximity to schools, parks, public transportation, and all essential amenities, offering a perfect blend of comfort, practicality, and future potential.**

Inclusions: **N/A**  
 Property Listed By: **TREC The Real Estate Company**

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































