



THE
A-TEAM

**RE/MAX
FIRST**

520 WHITERIDGE Way, Calgary T1Y2Y4

MLS®#: **A2188484**

Area: **Whitehorn**

Listing Date: **01/17/25**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

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

Finished Floor Area

Abv Sqft: **1,382**
Low Sqft:
Ttl Sqft: **1,382**

DOM

5

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Level,Street Lighting,Paved,Rectangular Lot**
Park Feat: **Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Track Lighting,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 6`2"	4pc Ensuite bath	Main	6`11" x 5`4"
Bedroom	Main	10`0" x 11`3"	Bedroom	Main	8`10" x 11`3"
Dining Room	Main	12`11" x 10`7"	Kitchen	Main	17`4" x 17`5"
Living Room	Main	15`4" x 13`4"	Bedroom - Primary	Main	11`11" x 13`3"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

7610067

Remarks

Pub Rmks: **Stunningly renovated, this home is a rare gem! Ideally situated across the street from 3 schools, a park and green space. A large west-facing front deck allows you to soak up the sunshine while watching the kids walk home from school. Inside this sophisticated home is truly impressive with modern updates and a newly opened-up floor plan. Oversized picture windows frame park views while a gorgeous feature wall adds to the casual elegance of the dining room. The gourmet kitchen is a chef's dream featuring stainless steel appliances, designer lighting, full-height cabinets and a waterfall edge center island to gather around. Put your feet up and relax in front of the sleek fireplace flanked by windows in the adjacent living room. Retreat at the end of the day to the primary oasis complete with patio sliders to the rear patio and a beautifully updated 4-piece ensuite, no more sharing with your children or guests! Both additional bedrooms are spacious and bright with easy access to the updated main bathroom. The basement awaits your dream development with ample space for everything else on your wish list. Parking is never an issue thanks to the double detached garage and RV parking pad. Phenomenally located within walking distance to numerous schools, parks, playgrounds and greenspaces. Transit, amenities and major thoroughfares are easily accessible from this family-oriented community boasting a very active community association offering a large variety of programs and events, tennis courts, ice rink and basketball court. Also close by are Peter Lougheed Hospital, Village Square Leisure Centre, Sunridge Mall, the airport and much more! Truly an outstanding location for this gorgeously renovated home. There's nothing left to do but move in!**

Inclusions:

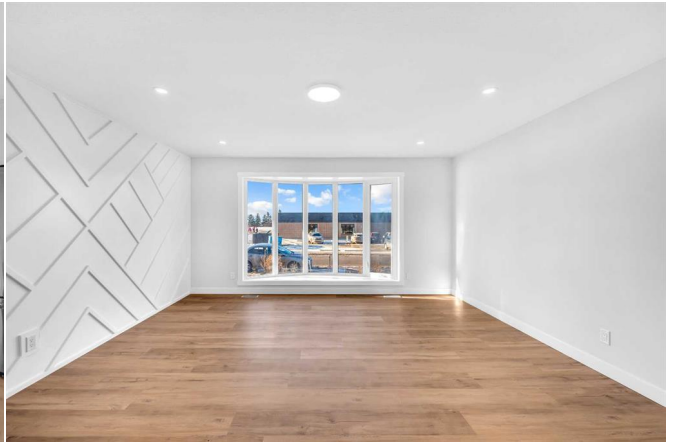
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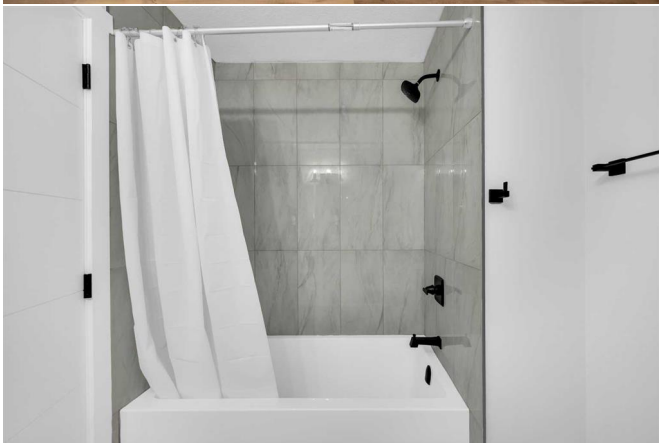
Property Listed By:

RE/MAX Real Estate (Mountain View)

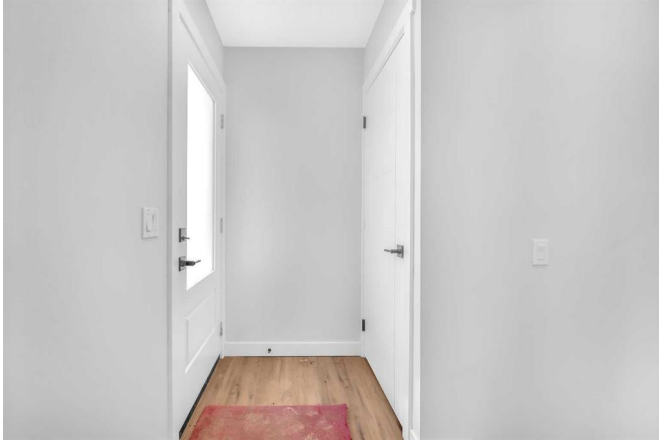
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











520 Whiteridge Way NE, Calgary, AB

Main Floor Exterior Area 1382.46 sq ft
Interior Area 1280.95 sq ft



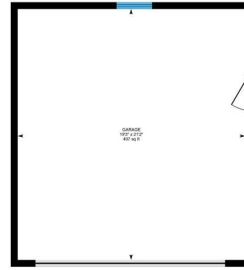
PREPARED: 2024/01/09



White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Detached Garage Excluded Area 405.58 sq ft



PREPARED: 2024/01/09



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