



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 WHITWORTH Way, Calgary T1Y 6B1**

MLS®#: **A2188999**      Area: **Whitehorn**      Listing Date: **01/20/25**      List Price: **\$599,990**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1982**      Abv Sqft: **1,126**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,390 sqft**      Ttl Sqft: **1,126**  
 Lot Shape:

DOM

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

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Metal Siding ,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`4" x 10`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 5`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 4`4"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 10`10"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**8210278**

**R-CG**

Remarks

Pub Rmks:

**Investor alert! This charming 2-storey DETACHED HOME in desirable Whitehorn offers incredible value with an income-generating illegal BASEMENT SUITE! Enjoy the space and privacy of a single-family home on a large lot with a sunny, south-facing backyard. This home has been thoughtfully updated with a NEWER ROOF, all NEW VINYL WINDOWS, and a brand NEW UPSTAIRS KITCHEN boasting a new built-in microwave range hood and dishwasher. The bright and spacious main floor features a cozy living room and adjacent dining area with access to the back deck. Upstairs, you'll find a generously sized master bedroom and two additional bedrooms, plus a full bathroom. Currently rented, the illegal BASEMENT SUITE provides immediate income potential, making this an attractive opportunity for investors or first-time home buyers looking to offset their mortgage. Nestled on a quiet street, yet incredibly convenient to transit, parks, schools, shopping, and the LRT station. Don't miss out! Call now to schedule your private viewing.**

Inclusions:

**Window Coverings**

Property Listed By:

**MaxWell Central**

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









