



THE
A-TEAM

**RE/MAX
FIRST**

216 WHITEVIEW Road, Calgary T1Y 1P6

MLS®#: **A2189664**

Area: **Whitehorn**

Listing Date: **01/23/25**

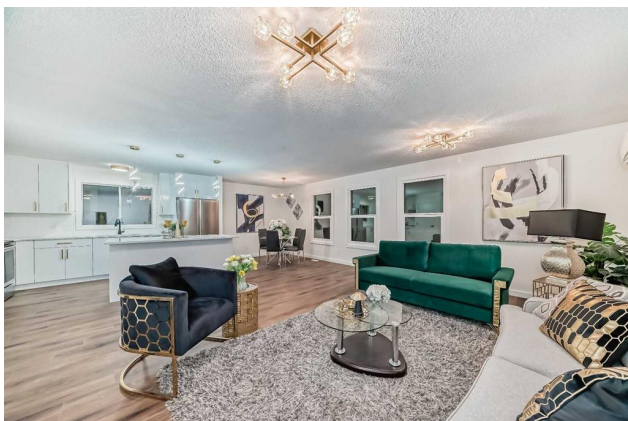
List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Finished Floor Area

Abv Sqft: **1,222**

Low Sqft:

Ttl Sqft: **1,222**

Lot Information

Lot Sz Ar: **6,092 sqft**

Lot Shape:

DOM

30

Layout

Beds: **6 (4 2)**

Baths: **3.0 (3 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

Double Garage Attached,Off Street,On Street,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Washer/Dryer

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`5" x 11`4"
Kitchen	Main	13`3" x 11`4"
4pc Bathroom	Second	5`0" x 9`3"
Bedroom	Second	9`3" x 11`1"
Bedroom - Primary	Second	11`9" x 14`6"
Other	Third	3`5" x 4`2"
Game Room	Third	17`0" x 14`1"

Room	Level	Dimensions
Foyer	Main	5`1" x 10`5"
Living Room	Main	21`2" x 14`1"
4pc Ensuite bath	Second	7`5" x 5`0"
Bedroom	Second	9`10" x 11`1"
4pc Bathroom	Third	9`6" x 7`0"
Bedroom	Third	9`0" x 10`3"
Storage	Third	5`4" x 14`3"

Bedroom	Basement	13`10" x 12`7"	Bedroom	Basement	12`10" x 11`1"
Kitchen	Basement	7`10" x 6`11"	Furnace/Utility Room	Basement	9`6" x 10`1"
Legal/Tax/Financial					

Title: **Fee Simple**
 Zoning: **R-CG**
 Legal Desc: **7410227**

Remarks

Pub Rmks: **Welcome to this fully renovated yet another designer home this time in the desired community of Whitehorn. This property is located on a huge oversized corner lot, it includes a massive garage and a large backyard. Detached 4 level split comes with illegal suite, perfect for living up and renting down, or rent both. Inside you will find 6 bedrooms, 3 full 4 pc washrooms, 2 living rooms , 2 kitchens, and separate laundries. As you enter, you will be welcomed with an open concept huge living, upgraded kitchen, dining, and separate laundry. On the left stairs take you to second floor, where you will find a 4 pc washroom, 3 bedrooms, master bedroom has its own separate 4 pc ensuite washroom. Lower third level has a nice recreation room with an elegant feature wall which has a beautiful wood burning fire place, wet bar, full 4 pc washroom and a bedroom. Also, a passage to Oversize double garage, and separate entrance, last level basement has a new kitchen, laundry, and two bedrooms. Conveniently located near several schools and within walking distance to numerous parks, transit, and every amenity you could ask for! This property is a 5 minute drive to the always popular Village Square Leisure Centre, Peter Lougheed Hospital, Sunridge Mall, and all major roads, an rare excellent location to find, thx for showing and enjoy.....**

Inclusions: **None**
 Property Listed By: **Real Estate Professionals Inc.**

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

