



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**423 WHITEHORN Place, Calgary T1Y2B1**

MLS®#: **A2190613**

Area: **Whitehorn**

Listing Date: **01/28/25**

List Price: **\$839,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1975**

Lot Information

Lot Sz Ar: **6,253 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,682**  
Low Sqft:  
Ttl Sqft: **2,682**

DOM

**25**  
Layout  
Beds: **7 (6 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lawn,Paved,Pie Shaped Lot,Private**  
Park Feat: **Additional Parking,Alley Access,Double Garage Attached,Driveway,Off Street,On Street,Parking Pad,Plug-In,RV Gated**

Utilities and Features

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

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,Jetted Tub,No Animal Home,No Smoking Home,Sauna,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`7" x 14`2"
Living Room	Main	13`4" x 16`5"
Dining Room	Main	8`0" x 14`11"
Furnace/Utility Room	Main	4`0" x 6`2"
Flex Space	Main	13`11" x 12`7"
Kitchen	Main	11`2" x 10`4"
Bedroom - Primary	Upper	12`2" x 13`10"

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 4`11"
Entrance	Main	8`1" x 4`0"
Furnace/Utility Room	Basement	7`6" x 10`7"
Family Room	Main	12`8" x 11`4"
Mud Room	Main	3`7" x 5`5"
4pc Ensuite bath	Upper	10`11" x 5`0"
Bedroom	Upper	8`9" x 13`2"

**4pc Bathroom** Upper 10`0" x 5`0"  
**Bedroom** Upper 9`2" x 12`1"  
**Walk-In Closet** Upper 5`7" x 7`9"  
**3pc Bathroom** Basement 12`0" x 5`0"  
**Kitchen With Eating Area** Basement 11`0" x 9`9"  
**Bedroom** Basement 10`7" x 11`0"

**Bedroom** Upper 15`6" x 9`4"  
**Bedroom - Primary** Upper 17`5" x 14`10"  
**4pc Ensuite bath** Upper 6`11" x 11`6"  
**Sauna** Basement 5`4" x 6`11"  
**Family Room** Basement 15`1" x 12`10"

**Bedroom** Upper 15`6" x 9`4"  
**Bedroom - Primary** Upper 17`5" x 14`10"  
**4pc Ensuite bath** Upper 6`11" x 11`6"  
**Sauna** Basement 5`4" x 6`11"  
**Family Room** Basement 15`1" x 12`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7410438**

Zoning: **R-CG**

Remarks

Pub Rmks: **WOW BIG HOME ON A BIG PIE SHAPED LOT RENOVATED ABOVE GRADE 6 BEDROOMS HOME !! LOCATION!LOCATION!LOCATION! QUIET CULDESAC,ADJACENT TO A PARK,TUCKED AWAY IN WHITEHORN'S MOST BEAUTIFUL CORNER. THIS HOUSE WAS EXTENDED IN 2007 SO HALF CONSTRUCTION OF THIS HOUSE IS ONLY 17 YRS OLD SECOND FURNANCE WAS ADDED WITH THIS EXTENSION(VIEW IN PICTURES), DRAWINGS ARE AVAILABLE IN THE SUPLIMENTS. CLOSE TO ALL SCHOOL LEVELS, TRANSIT, HOSPITAL AND SHOPPING CENTRE. HUGE PARKLIKE BACKYARD WITH LOADS OF ROOM FOR A 4 OR 5 CAR GARAGE ON PAVED BACK LANE. ATTACHED GARAGE DEVELOPED BASEMENT SUITE ILLEGAL, WITH SHOWER AND SAUNA. 5 GOOD SIZE BEDROOMS UP WITH TWO ENSUITES(2MASTER BEDROOMS) MAINFLOOR ROOM CAN BE USED AS A BEDROOM OR AN OFFICE AS IT HAS TWO DOORS ONE OPENS IN THE GARAGE AND ONE INSIDE THE HOUSE, THIS ROOM IS ATTACHED TO BASEMENT ALSO THROUGH STAIRS. OVERSIZE DOUBLE INSULATED GARAGE. BIG BIG BACKYARD AND ALSO ON THE PARK WITH PAVED BACK LANEON A PIESHAPED LOT. TWO BIG STORAGE SHEDS ARE THERE FOR ALL YOUR TOYS. BACK YARD HAS LOT OF CONCRETE ANS ASHPHALT PAVED PARKING SPACE FOR YOUR PICKUP AND TRAILER AND FEW MORE VAHICLES INSIDE THE FENCE. VERY GOOD FOR GARDEN LOVERS AND OR CONSTRUCTION CONTRACTORS, LOTS TO MENTION. MUST SEE. TWO BIG WOODEN SHEDS.**

Inclusions: **MaxValue Realty Ltd.**  
 Property Listed By:

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





















