



THE
A-TEAM

**RE/MAX
FIRST**

32 WHITNEL Court #72, Calgary T1Y 5E3

MLS® #: **A2196463**

Area: **Whitehorn**

Listing Date: **02/26/25**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1979**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **903**
Low Sqft:
Ttl Sqft: **903**

DOM

-0
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Level,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee:
\$352

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C1**

Monthly

Legal Desc: 9110994

Remarks

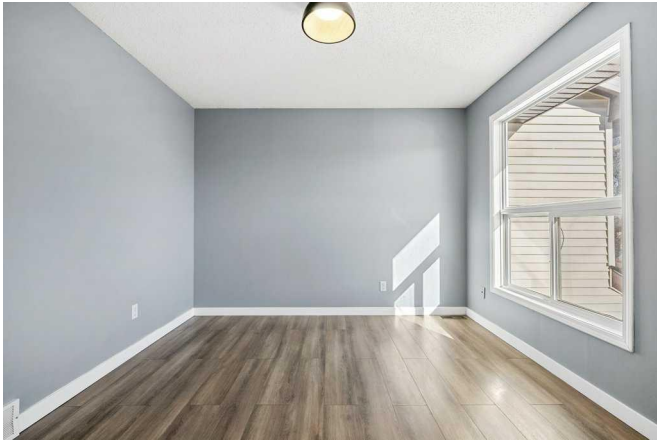
Pub Rmks: **LOCATION, LOCATION, LOCATION! Welcome to this perfectly situated 2-storey END UNIT townhome, offering 2 bedrooms, a 4-piece bath, and over 900 sq. ft. of inviting living space—ideal for first-time homebuyers. As you step inside, you'll be greeted by a charming boutique kitchen with a functional U-shaped layout and a handy pantry for extra storage. From this chef's nook, you can easily overlook the dining area, perfectly sized for intimate dinners or lively gatherings with family and friends. The spacious and bright living room is flooded with natural light thanks to the WEST-facing patio doors, creating a warm and welcoming atmosphere. These patio doors also double as a private entrance, adding to the unit's convenience and privacy. Recent upgrades include durable laminate flooring throughout the main floor and stairs, newer light fixtures, as well as a fresh coat of paint on the closets and doors, giving the space a modern and polished look. Additional conveniences include in-suite laundry, an assigned outdoor parking stall, and ample visitor parking. Leave your car behind and embrace the walkable lifestyle! This fantastic location puts you just a short stroll away from the LRT, delightful restaurants, and vibrant shopping spots. Plus, enjoy the benefits of a professionally managed complex with lower condo fees. Don't miss out on this incredible opportunity to own your first home in a prime location. Add this gem to your viewing list today!**

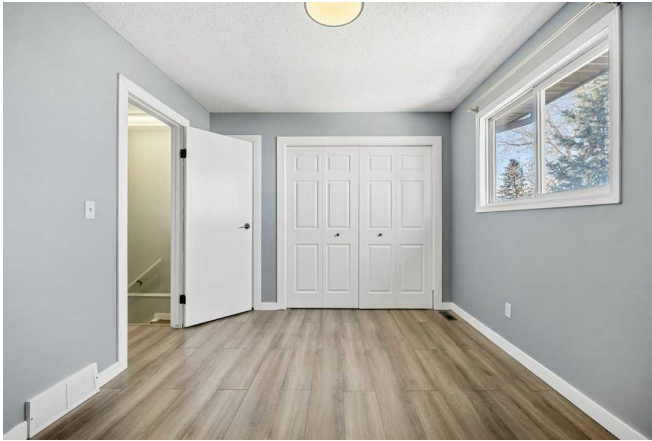
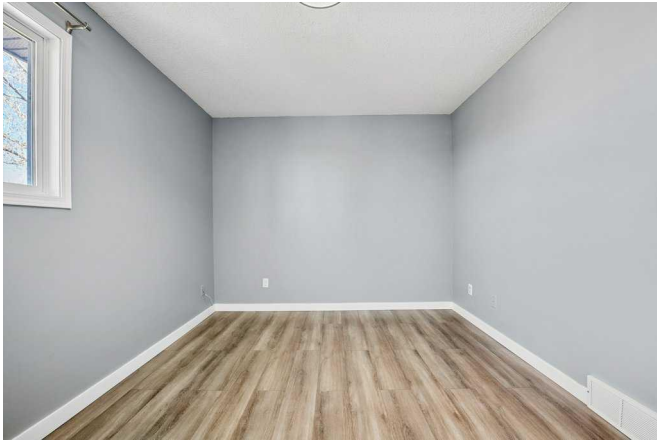
Inclusions: N/A
Property Listed By: Real Broker

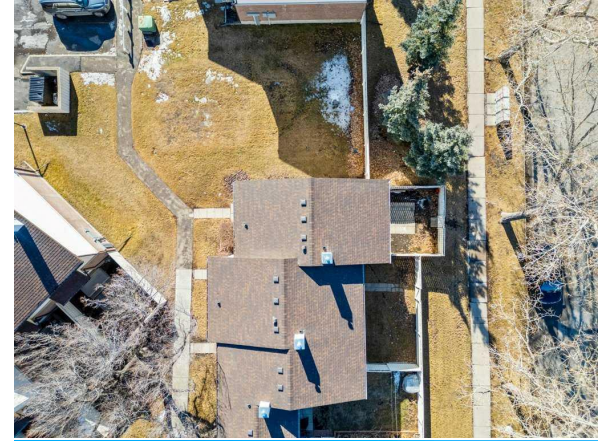
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











72-32 Whitnel Ct NE, Calgary, AB

Main Floor Exterior Area 451.53 sq ft
Interior Area 408.90 sq ft



0 2 4 8
PREPARED: 2025/02/25

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

72-32 Whitnel Ct NE, Calgary, AB

2nd Floor Exterior Area 451.88 sq ft
Interior Area 429.08 sq ft



0 2 4 8
PREPARED: 2025/02/25

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

72-32 Whitnel Ct NE, Calgary, AB

Basement (Below Grade) Exterior Area 431.99 sq ft
Interior Area 289.71 sq ft



0 2 4 8
PREPARED: 2025/02/25

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