



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**119 WHITEHAVEN Road, Calgary T1Y 6A6**

MLS®#: **A2204911**

Area: **Whitehorn**

Listing Date: **03/23/25**

List Price: **\$509,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,040**  
Low Sqft:  
Ttl Sqft: **1,040**

Lot Information

Lot Sz Ar: **3,466 sqft**  
Lot Shape:

DOM

**31**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**  
Park Feat: **Off Street**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 11`9"
Living Room	Main	13`0" x 15`1"
Bedroom - Primary	Second	13`2" x 10`9"
Bedroom	Second	8`5" x 8`8"
Game Room	Lower	21`6" x 16`5"
Furnace/Utility Room	Basement	17`2" x 7`0"

Room	Level	Dimensions
Kitchen	Main	11`2" x 10`3"
Entrance	Main	5`8" x 4`4"
Bedroom	Second	11`10" x 8`2"
4pc Bathroom	Second	10`9" x 4`11"
2pc Bathroom	Lower	10`0" x 4`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8210278**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Nestled in the heart of Whitehorn, this charming family home is a true gem that promises a blend of comfort and convenience. As you step into this delightful abode, you are greeted by a spacious and bright living room, illuminated by a large bay window that bathes the space with natural light. The ample size dining area provides a seamless transition to the outdoors through a side door. The kitchen features timeless white cabinetry, sleek stainless steel appliances. The upper level of this home offers a Principal bedroom, two additional bedrooms, linen closet and a full bathroom. The lower level features a large bright recreation room and an adjacent powder room. The basement houses the mechanical room, laundry and plenty of storage space. A large fenced backyard offers a spacious deck, and a RV parking pad. This home is in close proximity to all essential amenities, including the Peter Lougheed Hospital, schools, and the LRT.**

Inclusions:  
Property Listed By:

**Storage shed  
RE/MAX Complete Realty**

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









