

75, 32 Whitnel Court NE
Calgary, Alberta

MLS # A2169213



\$300,000

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|------------------|-----------------------|---------------|-------------------|
| Division: | Whitehorn | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 919 sq.ft. | Age: | 1979 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 337 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, No Smoking Home | | |

Inclusions: n/a

Discover your ideal townhome in the lively community of Whitehorn. Spanning 918 sq.ft, this end unit, offers two bedrooms, one bathroom, a spacious kitchen, and an undeveloped basement with a versatile rec room awaiting your personal touch. Step inside to laminate flooring that leads to a cozy living area, perfect for relaxation. Adjacent, the kitchen and dining area provide an inviting space for family gatherings. Upstairs, find two well-sized bedrooms and a 4-piece bathroom. Outside, enjoy a private fenced yard—ideal for morning coffee or entertaining guests. Added conveniences include an assigned outdoor parking stall, laundry area and ample storage in the basement. Located close to schools, the LRT, leisure facilities, hospitals, the airport, shopping centers, and major roadways, this townhome offers a lifestyle of comfort and connectivity. Don't miss out—schedule a viewing today and make this delightful home yours!