



## 36 Whiteram Way Calgary Alberta

\$597,000

Don't miss out on this amazing opportunity to own your own home at a great location! Corner lot with a big backyard and an outdoor jacuzzi! walking distance to 3 school (elementary and junior high). steps away from 2 different bus stops and walking distance from the Whitehorn LRT station. Grand double door entrance that's open to above, big windows that let in lots of sunshine. Huge living room and dinning room area. Kitchen area complete with a nook. and don't forget the sunroom with glass all around making it a perfect spot to relax and enjoy any types of weather. The sunroom also has a natural gas line for a BBQ! the main floor has 3 bedrooms including primary with the 3pc ensuite. lower level is finished with a bedroom and another 4pc bath as well as another living area and storage. New furnace less than a year old and the home also comes with Central AC. The attached double garage is heated as well so your car can stay warm in the harsh Calgary winters! with a little work and TLC this is the perfect home for you, or the perfect investment! (id:6769)

Bedroom 9.92 Ft x 13.67 Ft  
4pc Bathroom 5.58 Ft x 7.83 Ft  
Primary Bedroom 17.00 Ft x 11.00 Ft  
3pc Bathroom 6.08 Ft x 8.00 Ft  
4pc Bathroom 8.50 Ft x 4.92 Ft  
Bedroom 11.17 Ft x 9.00 Ft

Bedroom 11.42 Ft x 8.92 Ft  
Living room 19.42 Ft x 14.67 Ft  
Dining room 11.42 Ft x 10.50 Ft  
Kitchen 10.50 Ft x 7.58 Ft  
Other 11.67 Ft x 9.08 Ft

Listing Presented By:



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