



32 WHITNEL Court Calgary Alberta

\$332,900

INVESTORS AND FIRST TIME BUYERS ALERT. WHY RENT? THERES NO NEED TO, THIS HOME WILL GIVE YOU EVERYTHING YOU NEED TO START OUT WITH. Back on the market due to the buyers having a german shepard which is not allowed, so here is your chance again. 2 bdrms, 1 BATHS, private fenced yard facing south, private gate, parking outside, basement. Its a winner. PARTIALLY RENOVATED, with 2 brms, possible flex room in the basement, 1 baths, private fenced yard, pets allowed including 2 dogs, they just need to be registered. The kitchen is modern with a pantry and window over the sink. Theres a good-sized dining area and bright and sunny living room with sliding door to the private yard, facing south with a private gate. The flooring is hardwood and ceramic tile, baths were renovated. The basement has a office or flex room, but is unfinished. Lots of storage downstairs, washer and dryer, recently serviced furnace for peace of mind. The buildings are well maintained with the windows replaced and all the fences painted. All the roofs, eaves, and soffits on 1/2 of the complex were replaced a few years ago and the other 1/2 of the roofs, eaves and soffits will be redone in 2024, all paid for. The sidewalks are all being fixed this year as well, paid for. Located in the neighborhood of Whitehorn, you'll have easy access to local amenities, schools, ELEMENTARY, JUNIOR AND HIGH SCHOOLS, parks, bike and walking path, and public transportation, and nearby shopping malls. This home is also close to transit including a MAX orange bus stop and LRT station. Don't miss your chance the get into the market at a very affordable price in this delightful townhouse. I know an excellent mortgage broker that can assist you is you need assistance. Call your friendly realtor with any questions. (id:6769)

Office 9.17 Ft x 15.00 Ft

Laundry room 15.33 Ft x 17.33 Ft

Other 3.33 Ft x 5.67 Ft

Dining room 11.58 Ft x 8.00 Ft

Living room 9.75 Ft x 15.25 Ft

Kitchen 8.50 Ft x 7.92 Ft

Primary Bedroom 10.58 Ft x 11.50 Ft

Bedroom 9.75 Ft x 12.92 Ft

4pc Bathroom 7.67 Ft x 6.25 Ft

Listing Presented By:



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One Percent Realty

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RE/MAX Realty Professionals

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