

\$668,000 - 4 Whiteram Hill Ne, Calgary

MLS® #A2108227

\$668,000

5 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.14 Acres

Whitehorn, Calgary, Alberta

Here is an opportunity to live in an amazing 2207 sq ft. two storey family home located on a very quiet street. This home has so many great features. Large spacious rooms for a growing family. Five bedrooms total, one of them main floor can also be the perfect home office. Much thought was put into this property at original build stage - 3 piece washroom on the main, large family room off the kitchen, very large semi formal dining room and spacious formal living room up front. Kitchen has breakfast nook, newer appliances and beaming with south exposure for the morning coffee. Sunken family room has an original wood burning fireplace, lovely wood panelling and access to the sunny south yard with newer composite vinyl decking. The window placement in this home offers natural daylight from every room. Second level offers a large primary bedroom with full ensuite bath and ample closet space. Two other bedrooms are true to this generation and are very spacious as well. Lower level is fully developed and has incredible space, offers a direct stairwell to the garage that leads to another exterior man door if the buyer ever wished to include direct lower access for future suite purposes (subject to city approvals of course). Another large bedroom down, full bath, large rec and family rooms and three additional storage areas. 2 newer furnaces as well. Recent and notable updates include triple pane windows throughout 2001, both furnaces new 2018, shingles 2007, water tank 2017, central air



conditioner 2022, newer vinyl and laminate flooring as well as updated appliances. Wonderful and sunny south yard boasting a concrete gated RV parking area with direct access to side street (corner lot only one neighbour and ability for more side street parking), lovely composite vinyl decking, some trees, lawn space and year round sunshine. Oversized double garage with side man door access and room enough for easily three cars on the extra wide front driveway. Located super close to LRT station, shopping, transit and traffic routes, schools and park space. You can have it all....four full bathrooms - five bedrooms, incredible parking, loads of living space, all on a very quiet street!! This home is a must to see!!

Built in 1981

Essential Information

MLS® #	A2108227
Price	\$668,000
Sold Price	\$680,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,207
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4 Whiteram Hill Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T1Y 5T2

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Insulated, Oversized, RV Gated

Interior

Interior Features	Built-in Features, Central Vacuum, High Ceilings, Natural Woodwork, No Smoking Home, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 26th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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