

# \$357,900 - 74, 32 Whitnel Court Ne, Calgary

MLS® #A2110037

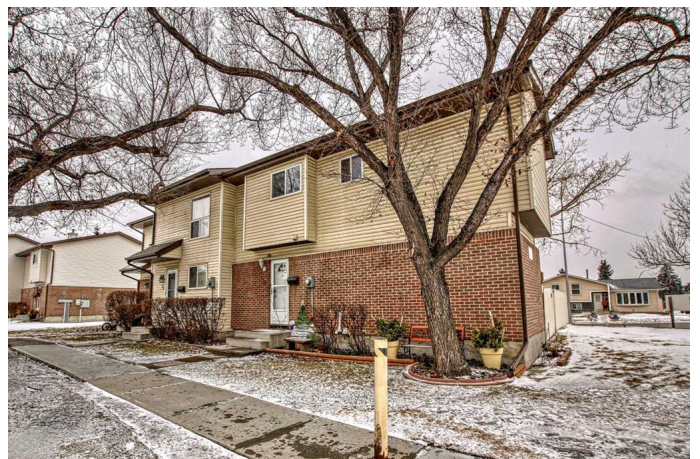
**\$357,900**

4 Bedroom, 2.00 Bathroom, 1,155 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Welcome to this rare COMPLETELY RENOVATED, 3 BDRM, CORNER townhouse with a BIG PRIVATE FENCED YARD WITH GATE. This unit offers a family with a pet, a move in ready experience and room to enjoy life. Driving up, there's parking on the street as well right beside this end unit, and you'll notice the large private fenced yard, perfect for summer get togethers, bbq's, throwing a ball for your dog or kids. Walking in there's a good-sized entrance with a big closet and NEW 2 PIECE BATHROOM. You will notice the NEW WIDE PLANK VINYL FLOORING, NEW TEXTURED CEILINGS, NEW PAINT, NEW KITCHEN INCLUDING CABINETS, BACKSPLASH, under cabinet lighting, QUARTZ COUNTERS, LIGHTING SS APPLIANCES, ceiling fan ALL COMPLETED IN 2023 (the seller is removing the SS fridge and will replace with another SS fridge before completion) The kitchen has plenty of counterspace, drawers and cabinets and there's a nice eating area in it with a big WEST facing window to allow the sunlight in. The living room is spacious and will fit your big furniture. Upstairs there are 3 bdrms which is rare in this complex, all with new vinyl flooring, new paint AND new lighting. THE BATH IS ALSO COMPLETELY RENOVATED, WITH A NICE SOAKER TUB, AND QUARTZ COUNTERS and the primary bdrm will fit a king size bed and furniture. The basement offers a recently painted concrete floor, with den or playroom and large laundry room with



extra storage. The seller will leave the chest freezer, but the upright freezer goes. the furnace and hot water tank were updated in 2020. 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. Don't miss the opportunity to make this delightful townhouse your new home. Contact us today to schedule a viewing. offers being reviewed SAT MARCH 2, AT 6:00PM. The seller may take an offer earlier if she wishes and she asks that a preapproval letter is needed with your offer.

Built in 1979

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2110037               |
| Price          | \$357,900              |
| Sold Price     | \$395,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,155                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74, 32 Whitnel Court Ne |
| Subdivision | Whitehorn               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 5E3                 |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Yard                       |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2024 |
| Date Sold      | March 9th, 2024     |
| Days on Market | 10                  |
| Zoning         | M-C1 d75            |
| HOA Fees       | 0.00                |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | One Percent Realty |
|----------------|--------------------|

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