

\$309,900 - 72, 32 Whitnel Court Ne, Calgary

MLS® #A2196463

\$309,900

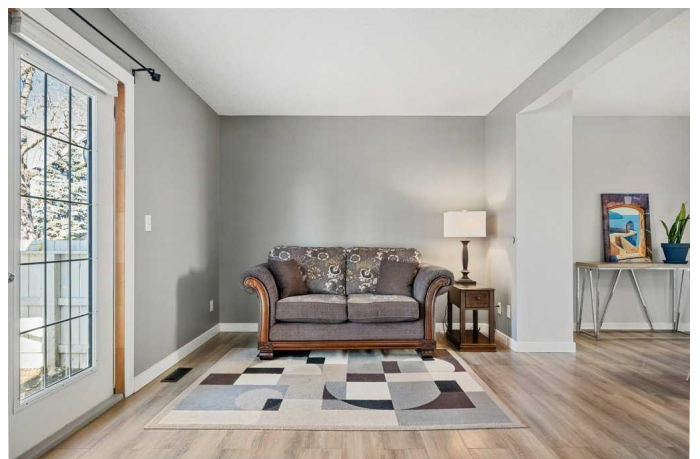
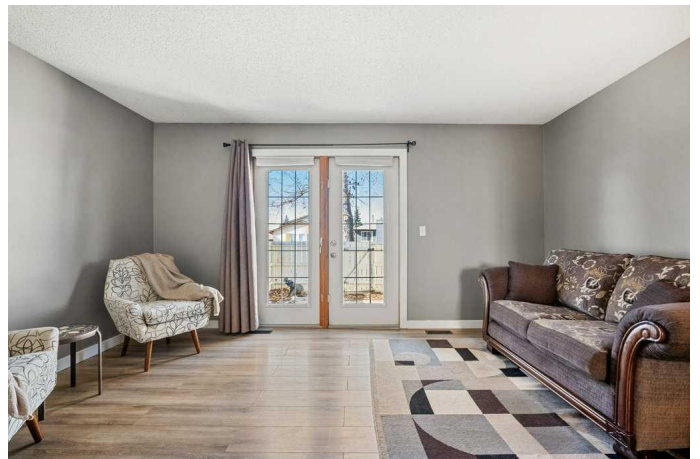
2 Bedroom, 1.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

LOCATION, LOCATION, LOCATION!

Welcome to this perfectly situated 2-storey END UNIT townhome, offering 2 bedrooms, a 4-piece bath, and over 900 sq. ft. of inviting living space—ideal for first-time homebuyers. As you step inside, you'll be greeted by a charming boutique kitchen with a functional U-shaped layout and a handy pantry for extra storage. From this chef's nook, you can easily overlook the dining area, perfectly sized for intimate dinners or lively gatherings with family and friends. The spacious and bright living room is flooded with natural light thanks to the WEST-facing patio doors, creating a warm and welcoming atmosphere. These patio doors also double as a private entrance, adding to the unit's convenience and privacy. Recent upgrades include durable laminate flooring throughout the main floor and stairs, newer light fixtures, as well as a fresh coat of paint on the closets and doors, giving the space a modern and polished look. Additional conveniences include in-suite laundry, an assigned outdoor parking stall, and ample visitor parking. Leave your car behind and embrace the walkable lifestyle! This fantastic location puts you just a short stroll away from the LRT, delightful restaurants, and vibrant shopping spots. Plus, enjoy the benefits of a professionally managed complex with lower condo fees. Don't miss out on this incredible opportunity to own your first home in a prime location. Add this gem to your viewing list today!



Built in 1979

Essential Information

MLS® #	A2196463
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	903
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	72, 32 Whitnel Court Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5E3

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	Open Floorplan
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Back Yard, Level, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	15
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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