

40, 32 Whitnel Court NE
Calgary, Alberta

MLS # A2239130



\$285,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 419
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		
Inclusions:	None		

This 3-bedroom, 1,091 sq. ft. townhome offers outstanding value in the well-established community of Whitehorn. With an ideal layout and a great location, this home is perfect for first-time buyers, investors, or anyone looking to add their own personal touch. The main floor features a bright kitchen and dining area that opens onto a private fenced backyard—ideal for summer BBQs and outdoor enjoyment. A generously sized living room with a large front window provides a welcoming space to relax, and a convenient private main floor half bathroom. Upstairs, you’ll find three well-proportioned bedrooms and a full 4-piece bathroom, offering plenty of space for the whole family. The unfinished basement includes laundry, ample storage, and potential for future development to suit your needs. This home already benefits from vinyl double-pane windows, new hot water tank and a recently re-shingled roof (completed by the condo corporation), and it's located in a professionally managed, pet-friendly complex (1 cat or 1 dog permitted, up to 16” at the shoulder; breed restrictions apply) with low condo fees. Just steps from Chief Justice Milvain School (K–6) and minutes to Annie Gale School (7–9), Lester B. Pearson High School (10–12), public transit, shopping, and Peter Lougheed Hospital. With strong bones and great potential, this is your chance to get into a fantastic neighborhood at an affordable price. Book your private showing today!