



GRASSROOTS
REALTY GROUP

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24, 64 Whitnel Court NE
Calgary, Alberta

MLS # A2274610



\$339,000

Division:	Whitehorn		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Asphalt, Assigned, Guest, On Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt, Lawn, Low		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

*** Open House Saturday January 3rd 1-3PM *** BEST UNIT IN THE COMPLEX | FULLY RENOVATED | BACKS ONTO GREEN SPACE(NO NEIGHBOURS BEHIND | BRAND NEW APPLIANCES FROM COSTCO | END UNIT | BARELY ANY SHARED WALLS (ONLY 1) | PRIVATE MASSIVE FENCED BACKYARD | HUGE LIVING ROOM | New flooring | Fully painted | New light fixtures | New vanity | New mirrors | FULLY UPGRADED KITCHEN | Half bath on main floor! Welcome to 64 Whitnel Court NE #24, a beautifully reimagined END UNIT townhouse tucked into a quiet, well-kept complex in Whitehorn. FULLY RENOVATED from top to bottom, this home features a brand-new kitchen with crisp white shaker cabinetry, quartz-style counters, subway tile backsplash, brand new stainless steel appliances and a new washer and dryer. Fresh paint, wide-plank flooring and updated lighting run throughout, creating a bright, modern feel in every room. The spacious living area flows seamlessly to a MASSIVE PRIVATE BACKYARD, a rare find, perfect for kids, pets and summer entertaining. Upstairs you'll find comfortable, sun-filled bedrooms and a stylish full bathroom, while a convenient main-floor powder room, modern doors and hardware complete the interior. As a true END UNIT with only one common wall and no neighbours behind, the home enjoys exceptional privacy, backing directly onto a green space and walking path. Parking is effortless with one assigned stall plus tons of visitor parking, and you're just moments from schools, transit, parks and everyday amenities. A turnkey opportunity for buyers seeking space, style and convenience.