



**24, 64 Whitnel Court NE  
Calgary, Alberta**

**MLS # A2274610**

**\$339,000**



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

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