

# \$340,000 - 58, 32 Whitnel Court Ne, Calgary

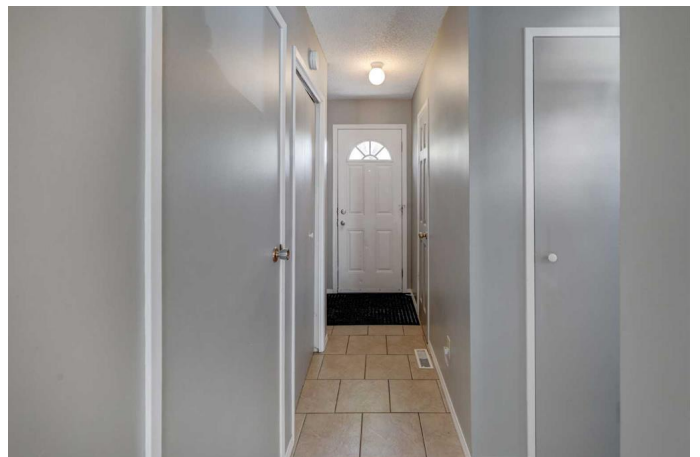
MLS® #A2225034

## \$340,000

3 Bedroom, 2.00 Bathroom, 1,091 sqft  
Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Outstanding value in this well-maintained 3-bedroom, 1,091 sq. ft. townhome, located in the heart of the desirable community of Whitehorn. The main floor features a bright and spacious kitchen with a dining area looking onto the private fence back yard with direct access – perfect for summer BBQs. Enjoy a separate, generously sized living room with a large window overlooking the yard, plus a convenient half bathroom for guests. Upstairs, you’ll find three well-sized bedrooms and a 4-piece bathroom, offering plenty of space for the whole family. The unfinished basement includes a laundry area, ample storage, and potential for future development to suit your needs. This move-in-ready home boasts vinyl double-pane windows, a recently re-shingled roof (completed by the condo corporation), and low condo fees in a professionally managed, pet-friendly complex (one cat or one dog permitted, up to 16¢ at the shoulder; some breed restrictions apply). Located within walking distance to Chief Justice Milvain School (K-6), and just a 5-minute drive to Annie Gale School (7-9) and Lester B. Pearson High School (10-12). Enjoy easy access to shopping, public transit, and Peter Lougheed Hospital – all just minutes away. Whether you’re a first-time buyer, investor, or looking to rightsize, this property is a rare find. Book your private showing today – opportunities like this don’t last long!



Built in 1979

## Essential Information

MLS® #	A2225034
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,091
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	58, 32 Whitnel Court Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5E3

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Laminate Counters, Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	14
Zoning	M-C1 d75

**Listing Details**

Listing Office	RE/MAX First
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