

# \$285,000 - 40, 32 Whitnel Court Ne, Calgary

MLS® #A2239130

**\$285,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Lowest-Priced 3-Bedroom Duplex Style 2-Storey in the NE! Opportunities like this don't come along often! Located in a quiet, family-friendly community, this 3-bedroom, 1,091 sq. ft. townhome offers exceptional value and outstanding potential. It's one of only two units in the entire complex with just one shared wall, surrounded by tranquil green space – a rare find in today's market.. This 3-bedroom, 1,091 sq. ft. townhome offers impressive value, with a great layout and desirable location, it's ideal for first-time buyers, investors, or anyone looking to customize a home with great potential. The main level features a bright kitchen and dining area that opens onto a private, fenced backyard – perfect for summer BBQs or a quiet morning coffee. A spacious living room with a large front window offers a welcoming place to unwind, complemented by a convenient main floor half-bathroom. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom – plenty of space for a growing family or work-from-home flexibility. The unfinished basement includes laundry, ample storage, and room to develop according to your needs. Additional highlights include updated vinyl double-pane windows, a new hot water tank, and a recently re-shingled roof (completed by the condo corporation). The professionally managed complex is pet-friendly (1 cat or 1 dog up to 16" at the shoulder; some breed restrictions apply) and offers low condo fees. Conveniently located



just steps from Chief Justice Milvain School (Kâ€“6) and minutes to Annie Gale School (7â€“9), Lester B. Pearson High School (10â€“12), shopping, public transit, and Peter Lougheed Hospital. With solid bones, excellent location, and untapped potential, this is your chance to own a unique home in a well-loved community â€” all at an affordable price. Book your private showing today!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239130      |
| Price          | \$285,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,059         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 40, 32 Whitnel Court Ne |
| Subdivision | Whitehorn               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 5E3                 |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Parking, Trash  |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Vinyl Windows      |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                     |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |

## Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Low Maintenance Landscape, Cul-De-Sac |
| Roof              | Asphalt Shingle                                                                                        |
| Construction      | Vinyl Siding, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 21              |
| Zoning         | M-C1 d75        |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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