

# \$280,000 - 34, 64 Whitnel Court Ne, Calgary

MLS® #A2248252

**\$280,000**

2 Bedroom, 1.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Whitehorn, Calgary, Alberta

Welcome to #34, 64 Whitnel Court NE—a fantastic opportunity to own a well-located townhome with endless potential! This 900 sq. ft. home offers a blank canvas ready for your personal touch, featuring two large bedrooms, a bright and inviting family room, and your very own fenced backyard—perfect for families with children or pets. Enjoy the convenience of dedicated parking right in front of the home, making daily living even easier. The unfinished basement provides additional square footage and flexibility—add a third bedroom, create a home office, or design the ultimate rec room for entertaining. The unfinished basement provides additional square footage and flexibility—add a third bedroom, create a home office, or design the ultimate recreation room for entertaining. Located just minutes from top amenities like Safeway, London Drugs, Costco, and Peter Lougheed Centre, everything you need is close by. Families will love the 5-minute walk to Chief Justice Milvain School, nearby playgrounds, and Whitman-Whitnel Park. You™re also just a short drive to McCall Lake Golf Course and Deerfoot Trail for quick commuting or weekend outings.

Built in 1979

## Essential Information

MLS® #                   A2248252

Price                     \$280,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 910           |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 34, 64 Whitnel Court Ne |
| Subdivision | Whitehorn               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 5E3                 |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | Electric Stove, Refrigerator    |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Full, Unfinished                |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Courtyard, Private Entrance, Private Yard |
| Lot Description   | Back Yard, Landscaped                     |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 14                |
| Zoning         | M-C1 d75          |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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