

\$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

This 3-bedroom, 1,091 sq. ft. townhome offers outstanding value in the well-established community of Whitehorn. With an ideal layout and a great location, this home is perfect for first-time buyers, investors, or anyone looking to add their own personal touch. The main floor features a bright kitchen and dining area that opens onto a private fenced backyard—ideal for summer BBQs and outdoor enjoyment. A generously sized living room with a large front window provides a welcoming space to relax, and a convenient private main floor half bathroom. Upstairs, you’ll find three well-proportioned bedrooms and a full 4-piece bathroom, offering plenty of space for the whole family. The unfinished basement includes laundry, ample storage, and potential for future development to suit your needs. This home already benefits from vinyl double-pane windows and a recently re-shingled roof (completed by the condo corporation), and it's located in a professionally managed, pet-friendly complex (1 cat or 1 dog permitted, up to 16 lbs at the shoulder; breed restrictions apply) with low condo fees. Just steps from Chief Justice Milvain School (K–6) and minutes to Annie Gale School (7–9), Lester B. Pearson High School (10–12), public transit, shopping, and Peter Lougheed Hospital. With strong bones and great potential, this is your chance to get into a fantastic neighborhood 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	Semi Detached
Style	2 Storey, Side by Side
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	Storage, Vinyl Windows, Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	July 16th, 2025
Days on Market	1
Zoning	M-C1 d75

Listing Details

Listing Office	RE/MAX First
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