

**56, 32 Whitnel Court NE**  
**Calgary, Alberta**

**MLS # A2182637**



**\$299,500**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

This condo offers exceptional value and is ready to become your new home! The open layout features laminate flooring throughout, with a spacious kitchen boasting white cabinetry and a dining room on the main floor. Double patio door access to the south-facing backyard ensures plenty of sunlight to enjoy year-round. Upstairs, you'll find two comfortable bedrooms and a full bathroom. The lower level includes a laundry area and is unfinished, providing potential for development or a great storage space.