

\$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	19
Zoning	M-C1 d75

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.