

**34, 64 Whitnel Court NE  
Calgary, Alberta**

**MLS # A2219155**



**\$300,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to #33, 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.