

# \$739,900 - 24 Whiteram Gate Ne, Calgary

MLS® #A2204041

**\$739,900**

4 Bedroom, 3.00 Bathroom, 2,270 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this beautifully upgraded and meticulously maintained family home, offering over 2,606 sq. ft. of living space in the highly sought-after community of Whitehorn! Prime Location: Nestled on a quiet street right next to a beautiful park, this home offers the perfect blend of tranquility and convenience. With easy access to public transit, schools, shopping, and all that Calgary has to offer, you couldn't ask for a better location! Step inside to find a bright and inviting main floor, featuring a spacious living room, dining area, and a beautifully renovated kitchen with vaulted ceilings. Large windows flood the space with natural light year-round. Just a few steps up, the primary suite awaits with a 3-piece ensuite, accompanied by two additional bedrooms and a full bathroom—ideal for a growing family. The third level is perfect for entertaining or relaxing, offering a large family room with a cozy wood-burning fireplace and patio doors leading to a private backyard. This level also includes a fourth bedroom, a 3-piece bath, and a laundry room. The fourth level provides a separate entrance through the garage and includes a fifth bedroom with a sitting area—perfect for guests, rental, or a private retreat for a teenager! Incredible Garage & Recent Upgrades The oversized, heated garage features a man door to the side yard and a sink, making it a dream space for hobbyists, mechanics, or extra storage. Don't miss out on this incredible opportunity—book



your private showing today!

Built in 1980

### Essential Information

MLS® #	A2204041
Price	\$739,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,270
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	24 Whiteram Gate Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5J6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Garden, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	20
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.