40 32 Whitnel Court NE

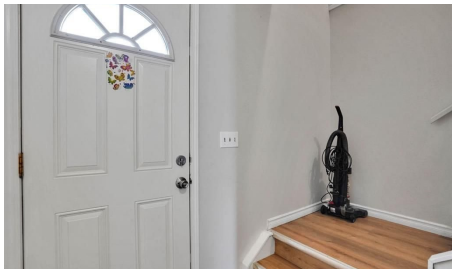
Calgary | Active | MLS® A2341976

$319,888









Bedrooms	Bathrooms	Year Built	Living area
3	2	1979	1,101.07 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Discover this charming townhouse in the well-established community of Whitehorn North East. This end unit unique home face south accented with large windows that flood the house with lots of natural light. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Simplicity and is enhanced by a balance of function, space and light, wide open rooms, new vinyl plank in the main floor. Main floor features, a huge living room with beautiful kitchen and dining room is spacious for your family entertaining needs. The second-floor features three spacious bedrooms, open hall way. Basement is partially developed with a flex room. Main floor and upstairs renovated, new paint, and new vinyl plan in the main and upper floor.. Whether you are looking for a start home, investment opportunity or a place to call home, this townhouse embodies the perfect blend of style, comfort, and convivent. Don’t miss out this beautiful modern living at its finest, come check it out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341976
Bedrooms	3
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,101.07 sq. ft.
Main Level Finished Area:	547.5 sq. ft.
Upper Level Finished Area:	553.57 sq. ft.

Condo Fee:	$435.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash
Front Exposure:	Southeast
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9110994
Heating:	Forced Air, Natural Gas
Basement:	Partial, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	No
Garage Spaces:	0
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Whitehorn Village II
Community:	Whitehorn
Amenities:	Park, Playground
Appliances:	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'4" × 11'4" ·
2nd Floor	Kitchen · 12'5" × 11'4" ·
2nd Floor	Bedroom - Primary · 13'8" × 11'3" ·
2nd Floor	Bedroom · 11'4" × 8'6" ·
2nd Floor	Bedroom · 9'6" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Vinyl Windows
Exterior Features:	Garden, Private Entrance, Private Yard
Patio And Porch Features:	Patio

Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1 d75
Listed Date:	Sep 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/40-32-whitnel-court-ne-calgary-a2341976/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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