# \$478,000 - 83 Whitworth Way Ne, Calgary

MLS® #A2222388

## \$478,000

3 Bedroom, 2.00 Bathroom, 873 sqft Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this well-maintained and versatile home, offering a thoughtful layout that's perfect for families or investment potential. The main floor features durable laminate flooring throughout and an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areasâ€"ideal for everyday living and entertaining. You'll find 3 bedrooms, including a primary bedroom with a charming attached sunroomâ€"a perfect spot to relax with a morning coffee or enjoy the natural light year-round. A 4-piece bathroom and a convenient washer and dryer room with added storage space complete the main level. The lower level expands your living space even further with 3 flex rooms that can be used as a den, workout space or even additional storage. There is also a spacious recreation room, a kitchenette, and a 2nd washer and dryer, offering a private space for guests or teenagers. A newer hot water tank ensures additional comfort and reliability. Step outside to enjoy a fenced backyard. Relax or entertain on the deck, store your tools and gear in the shed, and enjoy the convenience of a single garage. You just need to add the door.

Located in a highly convenient location, close to public transit including the LRT station, shopping centers, schools, restaurants, cafes, parks, and so much moreâ€"everything you need is right at your fingertips. This home checks all the boxes for space, flexibility, value and location. Don't miss out on your





chance to make it yours! Contact today to book your viewing appointment.

#### Built in 1982

# **Essential Information**

MLS® # A2222388
Price \$478,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 873
Acres 0.06
Year Built 1982

Type Residential

Sub-Type Semi Detached

Style Side by Side, Modified Bi-Level

Status Active

# **Community Information**

Address 83 Whitworth Way Ne

Subdivision Whitehorn
City Calgary
County Calgary
Province Alberta
Postal Code T1Y6B1

#### **Amenities**

Parking Spaces 1

Parking Alley Access, On Street, Single Garage Detached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Brick, Metal Siding, Wood Fra

Foundation Poured Concrete

# **Additional Information**

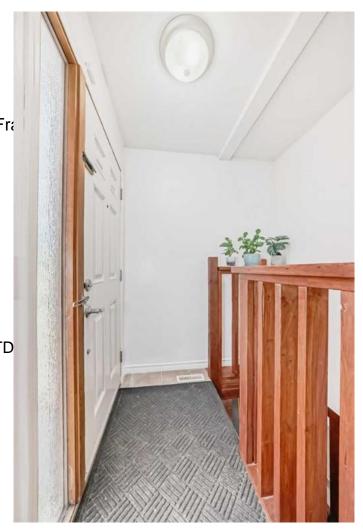
Date Listed May 21st, 2025

Days on Market 58

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD



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