



GRASSROOTS
REALTY GROUP

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40 Whitworth Place NE
Calgary, Alberta

MLS # A2219586



\$529,999

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this charming and well-maintained and built bi-level home. This classic home offers spacious and inviting living spaces with timeless features. Step inside to a generous living room with soaring ceilings, a cozy fireplace, and a large bay window that fills the room with natural light—ideal for relaxing or entertaining friends and family. The formal dining area provides an elegant space for special occasions. The roomy kitchen features impressive oak cabinets, including built-in china cabinets, a convenient eat-in area with a telephone desk, and patio doors that open to a large deck—perfect for outdoor gatherings and summer barbecues. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, offering both comfort and privacy. The open-plan basement is a versatile space, perfect for family fun and entertaining, with a huge recreation/family room filled with natural light from ample windows, complemented by a wood-burning fireplace and a wet bar with built-in cabinets. There's also a fourth bedroom, a 3-piece bathroom, laundry area, and plenty of storage options. Located at the end of a peaceful cul-de-sac, this home offers quiet living with the added convenience of a double detached garage at the back. Combining classic charm with spacious living and a sought-after location, this home is ready for your personal touch—don't miss out on this fantastic opportunity!