GRASSROOTS
REALTY GROUP

60 Whitworth Place NE
Calgary, Alberta

MLS # A2226272

$550,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,220 sq.ft.	**Age:**	1982 (43 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home		

Inclusions:	Shelving in Garage

OPEN HOUSE Saturday, August 2nd noon to 2pm! Pride of ownership shines through in this spacious and thoughtfully maintained 4-level split located on a quiet cul-de-sac in Whitehorn. Built in 1982 and cared for by the same owner since 1988, this home offers 4 levels of developed living space, perfect for growing families or savvy investors. Inside, you'll find 4 bedrooms and 3 bathrooms, including a huge primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom are located upstairs, while a fourth bedroom is tucked away just below grade, ideal for guests or teens needing their own space. The lower level also includes a large family room with a cozy wood-burning fireplace and a convenient 2-piece bathroom/laundry room. The den in the basement is perfect for a home office, hobby room, or extra storage with a flex room and storage rounding off the basement space. Key updates include newer windows and roof, giving peace of mind for years to come. Located minutes from transit, schools, shopping, and major routes, this move-in-ready gem offers unbeatable value in a family-friendly community.