



**GRASSROOTS**  
REALTY GROUP

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**79 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2231797**



**\$389,999**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	906 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Tankless Hot Water		

**Inclusions:** Storage Shed

Welcome to this updated semi-detached home in the well established community of Whitehorn. Whether you are a first time buyer, downsizer, or investor, this move in ready property offers outstanding value and convenience, all within walking distance to the CTrain Station, close to schools, parks, and shopping. On the main floor you'll find a bright and functional layout featuring three bedrooms, a full bathroom, and a sunlit living room perfect for family time or entertaining. The kitchen has been refreshed and offers a cozy dining area. Downstairs, the renovated basement offers a massive recreation/family room, a large flex room or home office, a convenient half bathroom, and laundry area, giving you versatile space for growing families or guests. This home has some great comfort upgrades, including central air conditioning and hot water on demand. Outside, you can enjoy the south facing fenced backyard, with a large deck ideal for summer BBQs. Store your stuff in the backyard shed. This home is located on a quiet street in a family friendly neighbourhood and you'll love the easy access to amenities and quick transit options, making your commute a breeze. Don't miss your chance to own a well maintained home in a mature Calgary community with everything at your fingertips.