



**GRASSROOTS**  
REALTY GROUP

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140 Whitworth Way  
Calgary, Alberta

MLS # A2232188



**\$638,000**

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	902 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

**\*\*CORNER LOT & LEGAL SUITE\*\*** Welcome to modern elegance in a prime location! This fully renovated, four-level split home sits on a spacious corner lot, offering contemporary finishes and a unique layout designed for both comfort and versatility. Imagine a life where every essential amenity is merely a short stroll away—with the hospital, train station, daycare, and shopping centre all within easy walking distance, convenience is at your doorstep. Step inside to discover a thoughtfully updated interior featuring three bright and spacious bedrooms upstairs, complemented by a separate, legal basement suite with two additional bedrooms—ideal for a mortgage helper or rental income opportunity. The charming front balcony invites you to experience relaxed mornings outdoors, while the expansive, concrete backyard sets the stage for memorable gatherings and lively BBQ sessions. Completing the package is an oversized double garage, ensuring ample room for your vehicles and extra storage. This property is not just a home; it's a lifestyle upgrade that seamlessly blends style, functionality, and unbeatable location. Secure your chance to call this exceptional residence your own, and embrace the perfect intersection of modern living and convenience.