



**GRASSROOTS**  
REALTY GROUP

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400 Whitworth Way NE  
Calgary, Alberta

MLS # A2235013



**\$513,500**

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** \* Electric Stove included is the white one with coil burner in Basement storage room \*

Aggressively priced \$ 20K below City's Assessment \$ 533,500! Affordable detached Bi-Level with Walk-Up Basement & a total of 2,052 SF living space. A huge open Foyer greets you; & a large country kitchen done in oak. Two bedrooms on Main - larger Bedroom (with 2 separate closets) can be walled / divided into twin bedrooms (i.e. Main as 3-bedrooms). Dining Room (area may also be converted as an additional Bedroom) with patio door access to Balcony. Basement Family Room with Fireplace; Plus, Bedroom (built with sub-floor) and a Den (being used as Bedroom with Ikea closet), with Workshop / Storage and 3 pc Bath. Next to Laundry / Utility Room & the Oversized Family Room can easily be partitioned into another Bedroom for a large family & or, sharing with roommates to subsidize mortgage & household expenses. Good size backyard & single garage. Situated in a quiet Street with easy access everywhere, & close proximity to transportation / schools / shopping / hospital & all amenities. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. Tenant occupied (vacating by 08/31) & 24 hours' Notice req'd.