



**GRASSROOTS**  
REALTY GROUP

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**72 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2245407**



**\$449,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	897 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, On Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Floor Furnace	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Sump Pump(s)		

**Inclusions:** Storage on Backyard

Welcome to 72 Whitworth Way NE—a beautifully updated 5-bedroom bungalow on a quiet street in Whitehorn. This home features 3 bedrooms on the main floor and 2 more in the fully finished basement, which has a separate entrance, its own kitchen, separate laundry, and a brand-new sump pump—ideal for extended family or rental potential with peace of mind. The main level offers an open-concept layout with modern colors, a renovated white kitchen with built-in vacuum pan, and no carpet throughout—just clean, low-maintenance flooring. Recent upgrades include newer shingles and windows. The fully fenced backyard offers private outdoor space with room to relax or garden. Located just minutes from Whitehorn LRT, bus stops, Peter Lougheed Hospital, schools, parks, and shopping, this home blends comfort, functionality, and a prime location in one of NE Calgary’s most connected communities.