

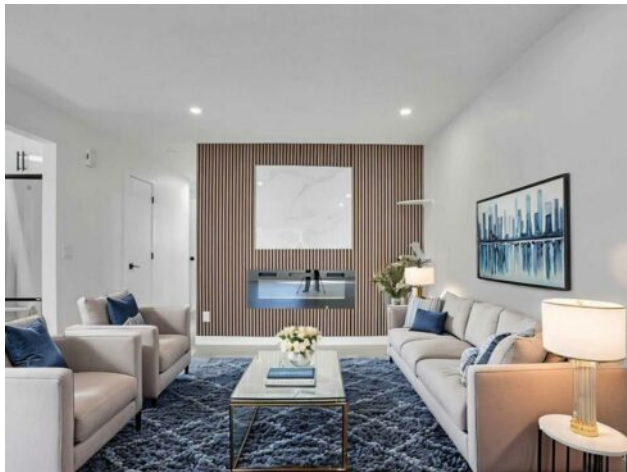


GRASSROOTS
REALTY GROUP

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**60 Whitworth Way NE
Calgary, Alberta**

MLS # A2251587



\$624,900

Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Parking Pad, Paved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Electric stove, refrigerator, washer, dryer

Welcome to this beautifully updated bungalow that perfectly blends modern comfort with timeless charm. Featuring 5 spacious bedrooms and 2.5 stylishly updated bathrooms, this home has been fully renovated from top to bottom with no detail overlooked. Step into a bright and airy space with fresh new paint, luxurious new flooring, new doors, a brand-new kitchen boasting contemporary cabinetry, sleek countertops, all-new appliances and separate laundry for upper and lower level. The bathrooms have been tastefully redesigned with modern fixtures and finishes. Enjoy energy efficiency and year-round comfort with new windows, a new hot water tank, new high-efficiency furnace, NEW roof and all-new plumbing. Cozy up in the living room around the stunning new fireplace, perfect for family gatherings or quiet nights in. The Fully finished BASEMENT, accessible through a separate entrance, includes two bedrooms, a 4-piece bathroom, a kitchen, a recreation/living room, and a laundry/utility room – ideal for a rental unit or extended family living. This home offers exceptional value, peace of mind, and modern living in a fully move-in-ready package while still being conveniently close to transit options, shopping centers, schools, and recreational facilities. . Don't miss the chance to make this beautiful bungalow your own!