



GRASSROOTS
REALTY GROUP

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224 Whitworth Way NE
Calgary, Alberta

MLS # A2275819



\$525,000

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	987 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	N/A
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This well-maintained half-duplex presents an excellent opportunity for both savvy investors and homeowners alike. This bi-level property is currently vacant and offers a total of SIX BEDROOMS, with three on the upper level and three downstairs, creating strong income potential. The home includes a THREE BEDROOM illegal basement suite complete with a fully equipped kitchen, providing flexibility for rental income or multi-generational living. Situated on a large lot with no neighbours directly in front, the property offers added privacy and open sightlines rarely found in the area. Ideally located within walking distance to Whitehorn LRT Station, bus routes, shopping centres, and amenities, this home is also surrounded by multiple schools, making it an excellent choice for families. A generously sized parking pad provides ample space for a future double garage, adding further long-term value. Don't miss this opportunity to own a versatile, income-generating property in a well-established community—secure your future today.