



GRASSROOTS
REALTY GROUP

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176 whitworth way NE
Calgary, Alberta

MLS # A2279700



\$495,000

Division:	Whitehorn		
Type:	Residential/House		
Style:	4 Level Split		
Size:	934 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	rc2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: n/a

Legal Suite with Seperate entrance . Move In Ready *** Live Up/Rent Down Great Investment property .charming split-level home is located in a desirable community of Whitehorn Near to C-Train ,Shopping Centres ,Schools,Day Care and City hospital all within 1 km radius . offers a spacious and functional layout. As you enter the main level, you will be immediately impressed by the updated Kitchen and Living Room. The open concept design of the space creates a bright and airy feel and is perfect for entertaining family and friends. The kitchen features modern appliances, plenty of counter space, and ample built in storage. The upper level of the home features a large primary bedroom with Walk-in closet and a Second good sized spacious and bright, with large windows that overlook the backyard The lower level of the home offers a cozy family room, Kitchen and Two Good Size Bedroom and a washroom providing additional living space, perfect for relaxation and entertainment. More Than \$35k renovation to legalize the basement suite with all new appliances, kitchen ,window ,carpet and laminate in entire house .New Hot water tank and heat efficient furnace Overall, this split-level home is an excellent opportunity to own a beautifully maintained property in a highly sought-after location Don't miss out on the chance to make this house your home .Book Now