



**GRASSROOTS**  
REALTY GROUP

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**224 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2279794**



**\$499,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Recessed Lighting		

<b>Inclusions:</b>	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.