



**48 Whitworth Way NE  
Calgary, Alberta**

**MLS # A2304092**



**\$469,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Stone Counters		

**Inclusions:** N/A

Exceptional Value in an Established Community &mdash; Ideal for Families or Investors! Welcome to this beautifully maintained and fully developed 4-bedroom, 2.5-bathroom home offering the perfect blend of space, comfort, and functionality. The bright and inviting main floor features an open-concept layout with a spacious living room, dining area, and a well-appointed kitchen designed for both everyday living and effortless entertaining. Step out onto the rear deck, perfect for summer BBQs and relaxing evenings, with convenient access to the double detached garage. Upstairs, you’ll find a generous primary bedroom, two additional well-sized bedrooms, and an updated 4-piece bathroom&mdash;ideal for growing families. The fully finished lower level adds valuable living space with a fourth bedroom, another full bathroom, and a large versatile recreation room perfect as a family room, home office, gym, or guest retreat. There may also be potential for a side entrance (subject to municipal approvals), offering added flexibility and future rental income potential. Situated in a highly convenient location, this home is just minutes from the LRT, major transit routes, schools, parks, shopping, restaurants, and everyday amenities, with quick access to McKnight Boulevard, 36 Street, and 44 Avenue for easy commuting. Whether you’re searching for a move-in-ready family home or a strong investment opportunity with upside, this property checks all the boxes. A rare opportunity to own a fully developed home offering exceptional value in a prime location.