



**GRASSROOTS**  
REALTY GROUP

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**336 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2206510**



**\$499,900**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s)		

<b>Inclusions:</b>	None
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Welcome to this charming 2-storey split DETACHED HOME in the heart of Whitehorn. This well-maintained property offers a spacious and functional layout, perfect for FIRST-TIME HOMEBUYERS or INVESTORS. The main floor features a bright and airy living room ideal for entertaining, along with a cozy family room for more relaxed gatherings. and a FULL BATHROOM. The kitchen and dining area flow seamlessly, offering ample space and natural light. Upstairs, you’ll find THREE generously sized BEDROOMS and a FULL BATHROOM The DEVELOPED BASEMENT includes an additional BEDROOM, offering flexibility for guests, home office, or extended family. Step outside to enjoy the rear deck, perfect for summer BBQs and outdoor relaxation. The OVERSIZED DOUBLE DETACHED GARAGE provides plenty of space for vehicles, tools, and extra storage. Located on a quiet street in a mature community close to schools, transit, shopping, and more. Don’t miss this opportunity to own a fantastic home in one of NE Calgary’s most established neighbourhoods. Call today for a private showing.