

# \$478,000 - 83 Whitworth Way Ne, Calgary

MLS® #A2222388

**\$478,000**

3 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this well-maintained and versatile home, offering a thoughtful layout thatâ€™s perfect for families or investment potential. The main floor features durable laminate flooring throughout and an inviting open-concept layout that seamlessly connects the kitchen, dining, and living areasâ€”ideal for everyday living and entertaining. You'll find 3 bedrooms, including a primary bedroom with a charming attached sunroomâ€”a perfect spot to relax with a morning coffee or enjoy the natural light year-round. A 4-piece bathroom and a convenient washer and dryer room with added storage space complete the main level. The lower level expands your living space even further with 3 flex rooms that can be used as a den, workout space or even additional storage. There is also a spacious recreation room, a kitchenette, and a 2nd washer and dryer, offering a private space for guests or teenagers. A newer hot water tank ensures additional comfort and reliability. Step outside to enjoy a fenced backyard. Relax or entertain on the deck, store your tools and gear in the shed, and enjoy the convenience of a single garage. You just need to add the door.

Located in a highly convenient location, close to public transit including the LRT station, shopping centers, schools, restaurants, cafes, parks, and so much moreâ€”everything you need is right at your fingertips. This home checks all the boxes for space, flexibility, value and location. Donâ€™t miss out on your



chance to make it yours! Contact today to book your viewing appointment.

Built in 1982

### Essential Information

MLS® #	A2222388
Price	\$478,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Modified Bi-Level, Side by Side
Status	Active

### Community Information

Address	83 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6B1

### Amenities

Parking Spaces	1
Parking	Alley Access, On Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Open Floorplan, No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Microwave
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	95
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD
----------------	------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.