

\$504,500 - 44 Whitworth Way Ne, Calgary

MLS® #A2202305

\$504,500

3 Bedroom, 2.00 Bathroom, 1,247 sqft
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Welcome to 44 Whitworth Way NE Calgary, a beautiful, detached home boasting a total above and below grade area of 1896.55 sq.ft. This residence features 3 bedrooms and 1.5 baths with a developed basement. The main floor offers an inviting living room, with abundance of natural light streaming through the large Bay windows creating a bright and airy ambiance throughout. This floor also boasts a kitchen with lots of cabinets and counter space, large dining area and convenient powder room. Upstairs, the master bedroom beckons with a spacious layout, closet, and plush carpeting underfoot. 2 additional good-sized bedrooms and a 4-piece bathroom completes this floor. The basement is developed with a large family/Recreational room, and a very large utility room which serves as laundry room, and extra storage space. The backyard includes a large deck, a pergola, a storage, and a parking pad for 2 vehicles. This beautiful home is nestled in the great community of Whitehorn with proximity to services such as schools, transit, Peter Lauged Hospital, Fire Station, and Police. The community also has nearby amenities such as grocery stores, restaurants, Cafes, shopping, and parks. This home has it all. Book your showings today, and do not miss out on this beautiful home.

Built in 1982

Essential Information



MLS® #	A2202305
Price	\$504,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6A8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Metal Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office D Gees Realty Inc.

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