

# \$425,000 - 79 Whitworth Way Ne, Calgary

MLS® #A2231797

**\$425,000**

3 Bedroom, 2.00 Bathroom, 906 sqft

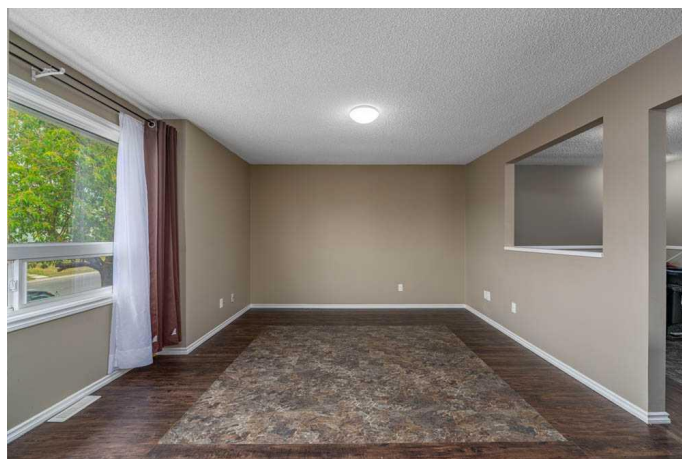
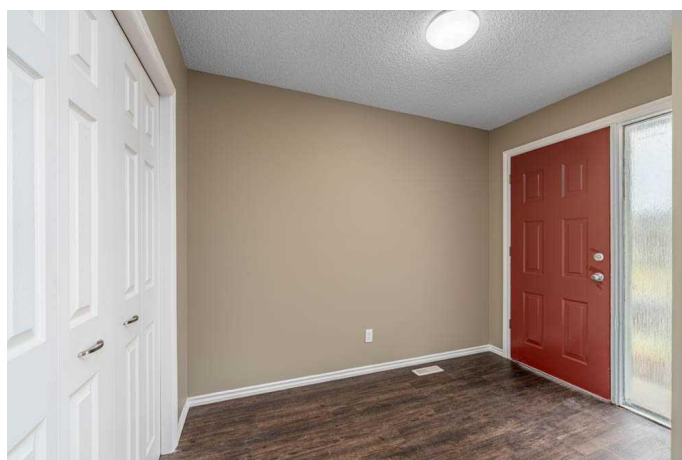
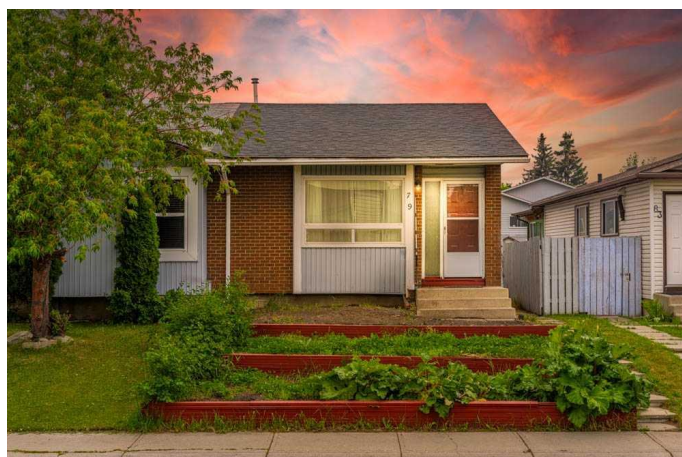
Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to this updated semi-detached home in the well established community of Whitehorn. Whether you are a first time buyer, downsizer, or investor, this move in ready property offers outstanding value and convenience, all within walking distance to the CTrain Station, close to schools, parks, and shopping. On the main floor you'll find a bright and functional layout featuring three bedrooms, a full bathroom, and a sunlit living room perfect for family time or entertaining. The kitchen has been refreshed and offers a cozy dining area. Downstairs, the renovated basement offers a massive recreation/family room, a large flex room or home office, a convenient half bathroom, and laundry area, giving you versatile space for growing families or guests. This home has some great comfort upgrades, including central air conditioning and hot water on demand. Outside, you can enjoy the south facing fenced backyard, with a large deck ideal for summer BBQs. Store your stuff in the backyard shed. This home is located on a quiet street in a family friendly neighbourhood and you'll love the easy access to amenities and quick transit options, making your commute a breeze. Don't miss your chance to own a well maintained home in a mature Calgary community with everything at your fingertips.

Built in 1982

## Essential Information



MLS® #	A2231797
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	906
Acres	0.06
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	79 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6B1

### **Amenities**

Parking	None, Off Street
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### **Interior**

Interior Features	Tankless Hot Water
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 19th, 2025  
Days on Market            9  
Zoning                      R-CG

**Listing Details**

Listing Office              Real Broker

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