

# \$638,000 - 140 Whitworth Way, Calgary

MLS® #A2232188

**\$638,000**

5 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

OPEN HOUSE: Sat, July 12th at 12pm - 3pm  
& Sun, July 13th at 2:30pm - 5:30pm

**\*\*CORNER LOT & LEGAL SUITE\*\*** Welcome to modern elegance in a prime location! This fully renovated, four-level split home sits on a spacious corner lot, offering contemporary finishes and a unique layout designed for both comfort and versatility. Imagine a life where every essential amenity is merely a short stroll away—“with the hospital, train station, daycare, and shopping centre all within easy walking distance, convenience is at your doorstep.

Step inside to discover a thoughtfully updated interior featuring three bright and spacious bedrooms upstairs, complemented by a separate, legal basement suite with two additional bedrooms—ideal for a mortgage helper or rental income opportunity. The charming front balcony invites you to experience relaxed mornings outdoors, while the expansive, concrete backyard sets the stage for memorable gatherings and lively BBQ sessions.

Completing the package is an oversized double garage, ensuring ample room for your vehicles and extra storage. This property is not just a home; it’s™ a lifestyle upgrade that seamlessly blends style, functionality, and unbeatable location. Secure your chance to call this exceptional residence your own, and embrace the perfect intersection of modern



living and convenience.

Built in 1983

### Essential Information

MLS® #	A2232188
Price	\$638,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	140 Whitworth Way
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1y 6a9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Stove(s), Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Balcony, Garden, Lighting, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	Five Star Realty
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