

**44 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2202305**



**\$504,500**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

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 Laughter 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.