

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

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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	Side by Side, Modified Bi-Level
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 Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
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	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	116
Zoning	R-CG

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD
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