

**79 Whitworth Way NE
Calgary, Alberta**

MLS # A2231797



\$414,999

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	906 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Tankless Hot Water		

Inclusions: Storage Shed

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.