

280 Whitworth Way NE  
Calgary, Alberta

MLS # A2273153



**\$469,900**

|           |                                 |        |                   |
|-----------|---------------------------------|--------|-------------------|
| Division: | Whitehorn                       |        |                   |
| Type:     | Residential/Duplex              |        |                   |
| Style:    | Attached-Side by Side, Bi-Level |        |                   |
| Size:     | 985 sq.ft.                      | Age:   | 1982 (44 yrs old) |
| Beds:     | 4                               | Baths: | 2                 |
| Garage:   | Off Street                      |        |                   |
| Lot Size: | 0.07 Acre                       |        |                   |
| Lot Feat: | Corner Lot, Rectangular Lot     |        |                   |

|             |  |            |      |
|-------------|--|------------|------|
| Heating:    | Forced Air                                   | Water:     | -    |
| Floors:     | Carpet, Linoleum                             | Sewer:     | -    |
| Roof:       | Asphalt Shingle                              | Condo Fee: | -    |
| Basement:   | Full   | LLD:       | -    |
| Exterior:   | Wood Frame                                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                              | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home, See Remarks |            |      |
| Inclusions: | N/A  |            |      |

BEAUTIFUL AND VERY WELL KEPT FULLY DEVELOPED BILEVEL SEMI DETACHED HOME IN GREAT LOCATION OF WHITEHORN NE, THREE BEDROOMS ON MAIN FLOOR AND ONE BEDROOM PLUS A DEN WITH ILLEGAL SUITE IN THE BASEMENT . SPACE FOR ANOTHER BEDROOM IN THE BASEMENT AS WELL. 2 FULL BATHS, NICE SIZE CORNER LOT WITH GOOD SIZE BACKYARD AND PARKING SPACE. LOTS OF PARKING SPACE BEING SITUATED ON CORNER LOT. SHOWS VERY WELL WITH LOTS OF UPGRADES LIKE NEWER KITCHEN ON MAIN, NEWER APPLIANCES, UPGRADED BATHROOMS RECENTLY. SELLERS GETTING NEW FLOORING AND PAINT JOB DONE THROUGHOUT THE HOME INSIDE. CURRENTLY VACANT FOR IMMEDIATE POSSESSION.