

# \$490,000 - 44 Whitworth Way Ne, Calgary

MLS® #A2204743

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,247 sqft  
Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

Welcome to 44 Whitworth Way NE Calgary, a beautiful, detached home boasting a total above and below grade area of 1896.55sq.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 Lauged 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.

Built in 1982

## Essential Information



MLS® #	A2204743
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y6A8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Rear Drive

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Storage
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding, Metal Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 22nd, 2025

Days on Market        17

Zoning                  R-CG

### **Listing Details**

Listing Office           D Gees Realty Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.