

# \$513,500 - 400 Whitworth Way Ne, Calgary

MLS® #A2235013

**\$513,500**

3 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.09 Acres

Whitehorn, Calgary, Alberta

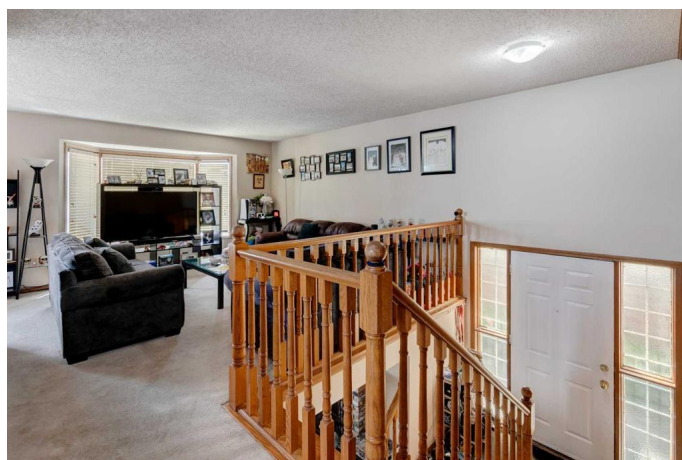
Aggressively priced \$ 20K below City's Assessment \$ 533,500! Affordable detached Bi-Level with Walk-Up Basement & a total of 2,052 SF living space. A huge open Foyer greets you; & a large country kitchen done in oak. Two bedrooms on Main - larger Bedroom (with 2 separate closets) can be walled / divided into twin bedrooms (i.e. Main as 3-bedrooms). Dining Room (area may also be converted as an additional Bedroom) with patio door access to Balcony. Basement Family Room with Fireplace; Plus, Bedroom (built with sub-floor) and a Den (being used as Bedroom with Ikea closet), with Workshop / Storage and 3 pc Bath. Next to Laundry / Utility Room – the Oversized Family Room can easily be partitioned into another Bedroom for a large family – or, sharing with roommates to subsidize mortgage & household expenses. Good size backyard & single garage. Situated in a quiet Street with easy access everywhere, & close proximity to transportation / schools / shopping / hospital & all amenities. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. Tenant occupied (vacating by 08/31) – 24 hours' Notice req'd.

Built in 1985

## Essential Information

MLS® #

A2235013



Price	\$513,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	0.09
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	400 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6E4

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features	None
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Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	17
Zoning	R-CG

### **Listing Details**

Listing Office	Grand Realty
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