

\$517,999 - 24 Whitworth Road Ne, Calgary

MLS® #A2109335

\$517,999

4 Bedroom, 3.00 Bathroom, 993 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

UNPARALLELED OPPORTUNITY | 4 BEDROOMS | 2.5 BATHS | LAUNDRY ROOM | FAMILY FRIENDLY NEIGHBOURHOOD | DOUBLE ATTACHED GARAGE | DRIVEWAY | RV PARKING ACCESS | Don't miss out on this unparalleled opportunity! Whether you're an investor, developer, or a first-time buyer, this property is sure to capture your interest. Nestled in the welcoming community of Whitehorn, this charming bi-level boasts not only 4 bedrooms and a dedicated laundry room but also a family-friendly neighborhood ambiance. This property presents an exceptional investment prospect with its dual rental potential. The main floor features a spacious living area, a well-appointed kitchen, and two generously sized bedrooms, all complemented by a fully fenced backyard—an ideal setting for young families. Rear exterior back door on order and will be installed by a professional carpenter before possession day.

Additionally, the basement offers a 2-bedroom illegal suite, providing a second rental stream or an opportunity for extended family living quarters. Convenience is key with a double attached garage for secure vehicle storage and ample parking, including space for an RV. Outside, the private yard beckons with a sizable deck, perfect for relaxation, while the lush grassy play area offers ample space for children and pets to roam freely, creating cherished memories under the starlit sky during summer evenings. Take advantage of



this chance to become part of a thriving community with proximity to Peter Lougheed Hospital, Sunridge Mall, Whitehorn C-Train station, and a plethora of other amenities. Don't let this opportunity slip through your fingers—schedule a viewing today!

Built in 1982

Essential Information

MLS® #	A2109335
Price	\$517,999
Sold Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	993
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	24 Whitworth Road Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6A7

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 8th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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