

\$499,900 - 356 Whitworth Way Ne, Calgary

MLS® #A2176469

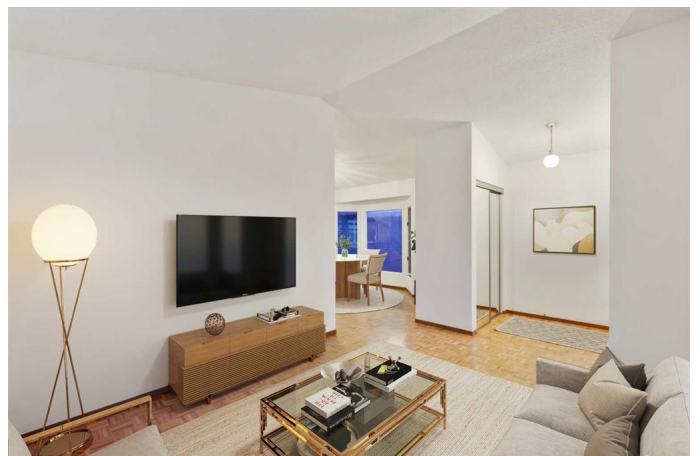
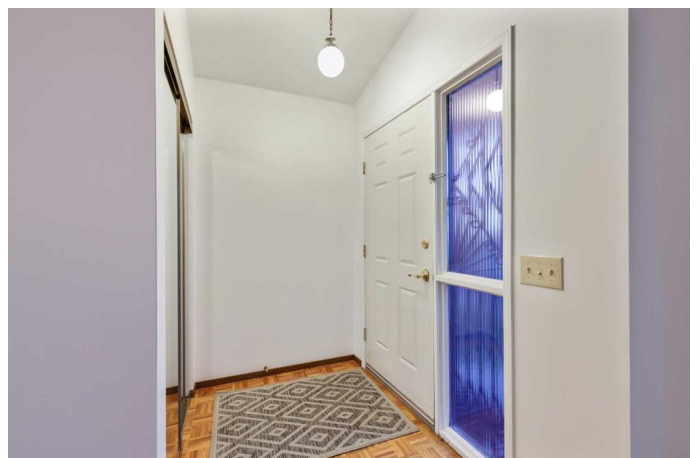
\$499,900

3 Bedroom, 2.00 Bathroom, 1,447 sqft

Residential on 0.07 Acres

Whitehorn, Calgary, Alberta

WELCOME to this 4-level Split Home that has 2311.37 Sq Ft of DEVELOPED LIVING SPACE, 3 GOOD-SIZED Bedrooms, 2 Full Bathrooms, a 10' x 7' STORAGE Room, a DETACHED DOUBLE GARAGE, a DECK, + a PATIO, on a 3261 Sq Ft LOT in a CUL-DE-SAC in the Community of WHITEHORN!!! The Window in the Foyer, + the Bay Windows in the Living/Dining Rooms have NATURAL LIGHT coming in, + the 10' VAULTED CEILINGS make it SPACIOUS, + BRIGHT. There is plenty of room to ENTERTAIN w/FAMILY, + FRIENDS as you GATHER together making WARM MEMORIES. There is an ARCHED opening w/Railing to see into the Flex/Family Room below. The "HEART of the HOME" is the Kitchen consisting of WOOD Cabinetry, SS/White Appliances, Tiled Flooring, + a BREAKFAST NOOK area which can also be used for extra seating, or storage as you can prep for food/baking. A set of stairs leads to the 4 pc Bathroom w/SOAKER Tub, the 2nd Bedroom, the Primary Bedroom, the 3rd Bedroom, + Linen Closet. Back to the Main Floor are 3 stairs leading down to the Lower Floor which has the Flex/Family Room w/STONE WOOD-BURNING Fireplace incl/Mantle for those chilly nights as you curl up on the couch reading a book or take a nap while you put your feet up after a long day. A GREAT area for having LOVED ONES come over as a Patio Door leads out to the Deck, + in the Backyard. There is a closet, + a 3 pc



Bathroom. Heading down to the Full Basement, is the MASSIVE Recreation Room waiting to be used as an additional FAMILY area whether you have MOVIE/GAME Nights or set up a MUSIC Room. There is a DEN or OFFICE area off that, a Flex Room, an unfinished STORAGE Room, a Laundry Room w/Sink, + the Utility Room (New H2O Tank). Upgrades incl/NEW PAINT for the Interior/Ceilings, Exterior House/Window Trims, + Iron Guard Rails. NEW Garage Door System (provided but uninstalled), NEW Motion Sensor Lights at the front entrance, + Full Home Security Alarm System is activated & transferable. In the SOUTH FACING BACKYARD is the NEW Deck, + Patio area for BBQs while having people visit, or to set up seating to LOUNGE or RELAX in the Sunshine. An area that could be used for a Firepit to watch the stars at night, or sit near the Large Tree providing Shade, a Garden, + the Garage. The Whitehorn Community Centre offers PROGRAMS/EVENTS for every age group, a year-round Outdoor Rink, Community Garden, + Tennis Courts run by the City of Calgary. This COMMUNITY has many Amenities within WALKING DISTANCE to Schools, Shopping, Restaurants, Gyms, Playgrounds, Parks, + easy access to major traffic routes such as McKnight Blvd, 36th Street, + Metis Trail. BOOK your showing TODAY!!!

Built in 1985

Essential Information

MLS® #	A2176469
Price	\$499,900
Sold Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,447
Acres	0.07
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	356 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6E4

Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Pantry, Soaking Tub, Chandelier
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Electric, Mantle, Stone, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2024
Date Sold	December 4th, 2024
Days on Market	30
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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