



**51 Whitworth Way NE**  
**Calgary, Alberta**

**MLS # A2288515**



**\$529,000**

<b>Division:</b>	Whitehorn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,135 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

This charming 2-STOREY DETACHED HOME in the desirable community of whitehorn offers incredible value with an income-generating illegal BASEMENT SUITE. Enjoy the space and privacy of a single-family home situated on a LARGE LOT with a sunny south facing backyard. Adding significant future value, the backyard was previously APPROVED for a TRIPLE CAR GARAGE with a GARAGE SUITE above. While the approval has expired, the sellers will provide all previous documentation, making it easier for the next owner to re-apply and obtain APPROVAL. The home has been thoughtfully updated with a NEWER ROOF, ALL NEW VINYL WINDOWS, FRESH NEW PAINT, and a BRAND NEW UPSTAIRS KITCHEN featuring a new built-in microwave range hood and dishwasher. Indestructible ALUMINUM SIDING. The bright and spacious main floor includes a cozy living room and adjacent dining area with direct access to the back deck&mdash;perfect for everyday living and entertaining. Upstairs, you&rsquo;ll find a generously sized primary bedroom, two additional bedrooms, and a full bathroom. The illegal BASEMENT SUITE, offering immediate flexibility for rental income or personal use. This property allows for QUICK POSSESSION, making it ideal for investors and first-time home buyers alike. Nestled on a QUIET STREET, yet conveniently located close to TRANSIT, PARKS, SCHOOLS, SHOPPING, and the LRT STATION. DON&rsquo;T MISS THIS OPPORTUNITY&mdash;call today to book your private showing!