



GRASSROOTS
REALTY GROUP

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83 Whitworth Way NE
Calgary, Alberta

MLS # A2333036



\$429,900

Division:	Whitehorn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	873 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Welcome home! Bright, spacious, and well-maintained, this property gives you all the room and flexibility you need to make it your own. The main floor features durable laminate flooring and a bright, open living space where the kitchen, dining, and living areas flow together. You'll find 3 bedrooms, including a primary bedroom with its own attached sunroom, a private, sunlit nook for morning coffee or a home office, with direct access out to the backyard and garage. A full 4-piece bathroom completes this level. The lower level expands your living space with a spacious recreation room, a kitchenette, and laundry room—offering a private, functional setup for guests or teenagers. You'll also find 3 flex rooms perfect for a den, workout space, or extra storage, along with a newer hot water tank. Outside, you'll love the mature cherry trees blooming in the front yard and the vegetable garden in the fully fenced backyard. There's a deck for summer barbecues, a garden shed, and a permitted single-detached garage that's framed and ready for you to select your own garage doors. Set in the heart of the established community of Whitehorn, you're within walking distance to bus stops and a 10-minute walk to the local school, with the LRT station, parks, and everyday shopping right around the corner. This property offers an incredible opportunity to enjoy space, functionality, and community living in one of Northeast Calgary's most accessible neighborhoods.