

# \$699,900 - 12 Whitworth Way Ne, Calgary

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MLS® #A2237799

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,115 sqft

Residential on 0.11 Acres

Whitehorn, Calgary, Alberta

Welcome to this fully renovated walkout home located in the vibrant and family-friendly community of Whitehorn! This beautifully updated property offers exceptional functionality, modern design, potential with 2 illegal basement suites. The home features a bright and spacious open-concept layout with brand new flooring, windows, paint, doors, baseboards and cabinetry throughout. Enjoy a stunning new kitchen complete with a large island, sleek cabinetry, and premium finishes – perfect for entertaining. The main floor features three generously sized bedrooms, including a master with a full ensuite, a spacious and inviting family room, and a beautifully updated full bathroom. Downstairs, you’ll find a brand new fully finished basement with a front walkout, offering two separate one bedroom illegal suites. This home has been completely renovated from top to bottom, including all new plumbing, flooring, and four full bathrooms throughout. Located close to schools, public transit, shopping, and all amenities, this is a perfect opportunity for families or investors.



Built in 1983

## Essential Information

MLS® #                      A2237799

Price                        \$699,900

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,115       |
| Acres          | 0.11        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Whitworth Way Ne |
| Subdivision | Whitehorn           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y6E3              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Closet Organizers             |
| Appliances        | Dishwasher, Electric Stove, F |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Full, Walk-Out                |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony                     |
| Lot Description   | Back Lane, Back Yard, Backs |
| Roof              | Asphalt Shingle             |
| Construction      | Aluminum Siding             |
| Foundation        | Poured Concrete             |

### Additional Information



|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 73             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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