

# \$550,000 - 60 Whitworth Place Ne, Calgary

MLS® #A2226272

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.10 Acres

Whitehorn, Calgary, Alberta

OPEN HOUSE Saturday, August 2nd noon to 2pm! Pride of ownership shines through in this spacious and thoughtfully maintained 4-level split located on a quiet cul-de-sac in Whitehorn. Built in 1982 and cared for by the same owner since 1988, this home offers 4 levels of developed living space, perfect for growing families or savvy investors. Inside, you'll find 4 bedrooms and 3 bathrooms, including a huge primary retreat with a private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom are located upstairs, while a fourth bedroom is tucked away just below grade, ideal for guests or teens needing their own space. The lower level also includes a large family room with a cozy wood-burning fireplace and a convenient 2-piece bathroom/laundry room. The den in the basement is perfect for a home office, hobby room, or extra storage with a flex room and storage rounding off the basement space. Key updates include newer windows and roof, giving peace of mind for years to come.

Located minutes from transit, schools, shopping, and major routes, this move-in-ready gem offers unbeatable value in a family-friendly community.

Built in 1982

## Essential Information

MLS® #

A2226272



|                |               |
|----------------|---------------|
| Price          | \$550,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,220         |
| Acres          | 0.10          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60 Whitworth Place Ne |
| Subdivision | Whitehorn             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y6C3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Brick Facing, Family Room, Mantle, Wood Burning, Glass Doors                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Fire Pit                   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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