

# \$449,900 - 72 Whitworth Way Ne, Calgary

MLS® #A2245407

**\$449,900**

5 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.06 Acres

Whitehorn, Calgary, Alberta

Welcome to 72 Whitworth Way NE: a beautifully updated 5-bedroom bi-level on a quiet street in Whitehorn. This home offers 3 bedrooms on the main level and 2 more in the fully finished basement, which includes a separate entrance, its own kitchen, separate laundry, a brand-new sump pump, new furnace, and a tankless hot water system—perfect for extended family or rental income with peace of mind.

Upstairs features an open-concept layout with modern finishes, a renovated white kitchen with built-in vacuum pan, and no carpet throughout just clean, low-maintenance flooring. Recent upgrades include newer shingles. The fully fenced backyard provides a private outdoor space with room to relax, entertain, or garden.

Just minutes from Whitehorn LRT, bus stops, Peter Lougheed Hospital, schools, parks, and shopping, this home combines comfort, flexibility, and convenience in one of NE Calgary's most connected neighborhoods. DON'T MISS IT.

Built in 1982

## Essential Information

MLS® # A2245407

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 897                    |
| Acres          | 0.06                   |
| Year Built     | 1982                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 72 Whitworth Way Ne |
| Subdivision | Whitehorn           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 6A8             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Off Street, On Street |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Sump Pump(s)                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer Stacked |
| Heating           | Floor Furnace                                                           |
| Cooling           | Central Air                                                             |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Suite                                                             |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding                          |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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