140 Whitworth Way
Calgary, Alberta

MLS # A2249527

$628,900

Division:	Whitehorn
Type:	Residential/House
Style:	4 Level Split
Size:	902 sq.ft.
Age:	1983 (42 yrs old)
Beds:	5
Baths:	2
Garage:	Double Garage Detached, Off Street
Lot Size:	0.08 Acre
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape,

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

Price Reduced $ 20,000 [LIVE UP, RENT DOWN] *CORNER LOT & LEGAL SUITE - CITY APPROVED.* Welcome to modern elegance in a prime location! This fully renovated, four-level split home sits on a spacious corner lot, offering contemporary finishes and a unique layout designed for both comfort and versatility. Imagine a life where every essential amenity is merely a short stroll away—with the hospital, train station, daycare, and shopping centre all within easy walking distance, convenience is at your doorstep.   Step inside to discover a thoughtfully updated interior featuring three bright and spacious bedrooms upstairs, complemented by a separate, legal basement suite with two additional bedrooms—ideal for a mortgage helper or rental income opportunity. The charming front balcony invites you to experience relaxed mornings outdoors, while the expansive, concrete backyard sets the stage for memorable gatherings and lively BBQ sessions.   Completing the package is an oversized double garage, ensuring ample room for your vehicles and extra storage. This property is not just a home; it’s a lifestyle upgrade that seamlessly blends style, functionality, and unbeatable location. Secure your chance to call this exceptional residence your own, and embrace the perfect intersection of modern living and convenience.