

# \$519,999 - 40 Whitworth Place Ne, Calgary

MLS® #A2219586

**\$519,999**

4 Bedroom, 3.00 Bathroom, 1,199 sqft

Residential on 0.09 Acres

Whitehorn, Calgary, Alberta

Welcome to this charming and well-maintained and built bi-level home. This classic home offers spacious and inviting living spaces with timeless features. Step inside to a generous living room with soaring ceilings, a cozy fireplace, and a large bay window that fills the room with natural light—ideal for relaxing or entertaining friends and family. The formal dining area provides an elegant space for special occasions.

The roomy kitchen features impressive oak cabinets, including built-in china cabinets, a convenient eat-in area with a telephone desk, and patio doors that open to a large deck—perfect for outdoor gatherings and summer barbecues. Upstairs, you'll find three comfortable bedrooms, including a primary suite with a private 3-piece ensuite, offering both comfort and privacy.

The open-plan basement is a versatile space, perfect for family fun and entertaining, with a huge recreation/family room filled with natural light from ample windows, complemented by a wood-burning fireplace and a wet bar with built-in cabinets. There's also a fourth bedroom, a 3-piece bathroom, laundry area, and plenty of storage options.

Located at the end of a peaceful cul-de-sac, this home offers quiet living with the added convenience of a double detached garage at the back. Combining classic charm with



spacious living and a sought-after location, this home is ready for your personal touch”don't miss out on this fantastic opportunity!

Built in 1983

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219586    |
| Price          | \$519,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,199       |
| Acres          | 0.09        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 40 Whitworth Place Ne |
| Subdivision | Whitehorn             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T1Y 6C3               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 2                       |
| Fireplaces      | Wood Burning Stove      |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Storage          |
| Lot Description   | Cul-De-Sac                     |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 91            |
| Zoning         | R-CG          |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Power Properties |
|----------------|------------------|

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