

\$628,900 - 140 Whitworth Way, Calgary

MLS® #A2249527

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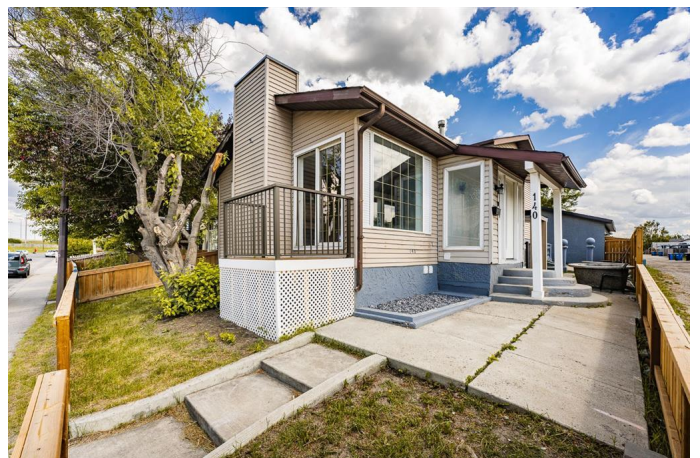
5 Bedroom, 2.00 Bathroom, 902 sqft
Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

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.

Built in 1983

Essential Information

MLS® #	A2249527
Price	\$628,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.08
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	140 Whitworth Way
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1y 6a9

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Stove(s), Washer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Garden, Lighting, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	Five Star Realty
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