

# \$498,900 - 48 Whitworth Way Ne, Calgary

MLS® #A2261123

**\$498,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.08 Acres

Whitehorn, Calgary, Alberta

This spacious 4-bedroom, 2.5-bathroom home offers plenty of room for the whole family, with thoughtful upgrades throughout.

On the main level, you'll be greeted by a bright and open layout featuring a welcoming living room, dining area, kitchen, and a convenient half bathroom. From the kitchen, step out onto the back deck – perfect for entertaining on warm summer evenings – with access to the double garage that keeps your vehicles protected during the winter months.

Upstairs, you'll find the primary bedroom, two additional generously sized bedrooms, and an upgraded 4-piece bathroom.

The fully developed lower level adds even more living space, including a 4th bedroom, another 4-piece bathroom, and a large versatile room that can serve as a family room, home office, or recreation area.

Perfect for growing families or savvy investors, this property combines comfort and practicality. The location is highly convenient, with easy access to the LRT, major bus routes, restaurants, banks, schools, shopping, and key roadways including McKnight Boulevard, 36 Street, and 44 Avenue. Property is listed below City Assessment value for a quick sale – don't miss this opportunity!



Built in 1982

## Essential Information

MLS® #	A2261123
Price	\$498,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,281
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	48 Whitworth Way Ne
Subdivision	Whitehorn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6A8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 30th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	PREP Realty
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