

48 WHITWORTH Way NE  
Calgary, Alberta

MLS # A2261123



**\$498,900**

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

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!