



## 3 Whitworth Way Calgary Alberta

\$574,900

INVESTMENT PROPERTY: This corner lot offers a spacious and versatile layout with options to live upstairs and rent downstairs or rent both units. Located in the sought-after community of Whitehorn, this is yet another beautifully renovated designer home in a fantastic location. Upon entry, you'll be welcomed by a bright and open living room. The high-end kitchen features stainless steel appliances, stackable laundry, and a half bath. In the back you will find a large backyard and a double detached garage. Vinyl flooring is throughout the main level. Elegant railings guide you to the upper floor, which includes three bedrooms: a master and two additional generously sized rooms, along with a full 4-piece bathroom and high-quality carpeting throughout. The fully finished basement, accessible via a side entrance, includes a family room, kitchenette, Furness room, with separate laundry, a full 4-piece ensuite bathroom, a bedroom. The fenced backyard provides ample space for various activities. Conveniently close to all amenities. Thank you for viewing, and enjoy! (id:6769)

Bedroom 8.17 Ft x 9.08 Ft  
Bedroom 9.42 Ft x 9.92 Ft  
Primary Bedroom 10.42 Ft x 10.25 Ft  
4pc Bathroom 10.58 Ft x 5.00 Ft  
Recreational, Games room 9.42 Ft x 10.67 Ft  
Kitchen 10.67 Ft x 4.33 Ft  
Laundry room 7.00 Ft x 4.17 Ft  
Furnace 7.50 Ft x 6.25 Ft  
Bedroom 10.17 Ft x 10.17 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft  
Other 4.08 Ft x 3.17 Ft  
Other 12.50 Ft x 11.83 Ft  
Other 4.83 Ft x 4.00 Ft  
2pc Bathroom 4.42 Ft x 3.83 Ft  
Living room 15.25 Ft x 12.58 Ft  
Laundry room 2.67 Ft x 2.33 Ft  
Other 4.83 Ft x 4.00 Ft  
Other 12.33 Ft x 5.83 Ft

Listing Presented By:



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