



51 Whitworth Way Calgary Alberta

\$545,900

This charming 2-STOREY DETACHED HOME in the desirable community of whitehorn offers incredible value with an income-generating illegal BASEMENT SUITE. Enjoy the space and privacy of a single-family home situated on a LARGE LOT with a sunny south facing backyard. Adding significant future value, the backyard was previously APPROVED for a TRIPLE CAR GARAGE with a GARAGE SUITE above. While the approval has expired, the sellers will provide all previous documentation, making it easier for the next owner to re-apply and obtain APPROVAL. The home has been thoughtfully updated with a NEWER ROOF, ALL NEW VINYL WINDOWS, FRESH NEW PAINT, and a BRAND NEW UPSTAIRS KITCHEN featuring a new built-in microwave range hood and dishwasher. Indestructible ALUMINUM SIDING. The bright and spacious main floor includes a cozy living room and adjacent dining area with direct access to the back deck--perfect for everyday living and entertaining. Upstairs, you'll find a generously sized primary bedroom, two additional bedrooms, and a full bathroom. The illegal BASEMENT SUITE, offering immediate flexibility for rental income or personal use. This property allows for QUICK POSSESSION, making it ideal for investors and first-time home buyers alike. Nestled on a QUIET STREET, yet conveniently located close to TRANSIT, PARKS, SCHOOLS, SHOPPING, and the LRT STATION. DON'T MISS THIS OPPORTUNITY--call today to book your private showing! (id:6769)

Primary Bedroom 10.33 Ft x 10.58 Ft
Bedroom 10.00 Ft x 10.83 Ft
Bedroom 9.17 Ft x 10.58 Ft
4pc Bathroom 5.08 Ft x 10.83 Ft

Bedroom 10.58 Ft x 12.00 Ft
4pc Bathroom 7.58 Ft x 5.00 Ft
2pc Bathroom 2.83 Ft x 4.33 Ft

Listing Presented By:



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MaxWell Central

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca