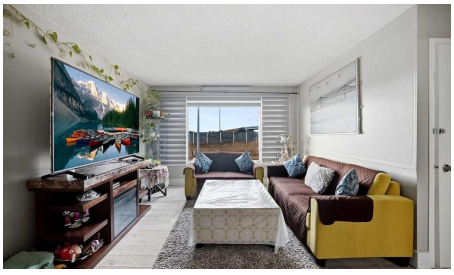
208 Whitworth Way NE

Calgary | Active | MLS® A2357662

$399,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1982**	**1,045.94 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 208 Whitworth Way NE - a well-kept 5 bedroom, 2 full bathroom bi-level semi-detached home with a 2 bedroom basement ILLEGAL SUITE, in the established community of Whitehorn, within walking distance of the Whitehorn C-Train station. The bright main floor features a spacious living room with large front window, a separate dining area with feature chandelier, and a functional L-shaped kitchen with ample cabinetry and stainless steel refrigerator. Three good-sized bedrooms and a 4-piece bathroom complete the upper level, and the primary bedroom offers sliding patio doors out to the rear deck. The fully developed lower level is a 2 bedroom, 1 bathroom basement illegal suite with its own separate side entrance, a second kitchen, a large recreation/living area, a 4-piece bathroom and a utility/laundry room with sink - ideal for extended family or multi-generational living (please note: the basement is an illegal suite). Outside you will find a private fenced backyard with lawn, a rear deck, a side patio and a storage shed. Parking is never a concern here: room for 2 vehicles on the property off the back lane, plus ample street parking out front and along the back. Vinyl plank flooring through much of the home. Whitehorn is a family-friendly NE Calgary community close to schools, parks, playgrounds, nearby plazas and shopping, golf and quick access to major routes. A great opportunity for first-time buyers, growing families or investors - book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357662
Bedrooms	5
Bathrooms	2
Year Built	1982
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,045.94 sq. ft.

Main Level Finished Area:	1,045.94 sq. ft.
Below Grade Finished Area:	977.44 sq. ft.
Acreage:	No
Lot Area:	2,798 sq. ft.
Lot Frontage:	31'7"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1982 (Age: 44)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8210278
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Sink
City Quadrant:	Northeast
Community:	Whitehorn
Appliances:	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	Refrigerator, Stove, Hood Fan, Two (2) Washers, Dryer - as per Seller Representation Agreement clause 1.1.
Restrictions:	None Known
Main Floor	Living Room · 15'1" × 12' ·
Main Floor	Dining Room · 11'2" × 10'2" ·
Main Floor	Kitchen · 10'2" × 9'3" ·
Main Floor	Bedroom - Primary · 12'9" × 10' ·
Main Floor	Bedroom · 12'9" × 9'1" ·
Main Floor	Bedroom · 9'11" × 9'1" ·
Basement	Kitchen · 12'10" × 10'11" ·
Basement	Game Room · 14'9" × 12' ·
Basement	Bedroom · 13'4" × 9'2" ·
Basement	Bedroom · 12'5" × 9'1" ·
Basement	Furnace/Utility Room · 16'7" × 9'3" ·
Title to Land:	Fee Simple

Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Chandelier, Laminate Counters, Separate Entrance
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/208-whitworth-way-ne-calgary-a2357662/

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