# 83 Whitworth Way NE

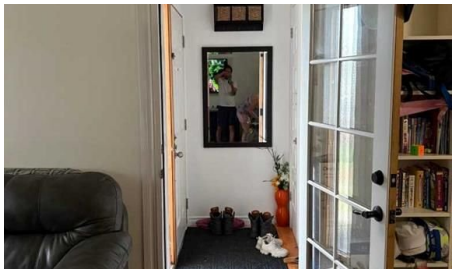
Calgary | Active | MLS® A2333036

**$429,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1982** | **872.5 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Welcome home! Bright, spacious, and well-maintained, this property gives you all the room and flexibility you need to make it your own.
The main floor features durable laminate flooring and a bright, open living space where the kitchen, dining, and living areas flow together. You'll find 3 bedrooms, including a primary bedroom with its own attached sunroom, a private, sunlit nook for morning coffee or a home office, with direct access out to the backyard and garage. A full 4-piece bathroom completes this level.
The lower level expands your living space with a spacious recreation room, a kitchenette, and laundry room-offering a private, functional setup for guests or teenagers. You'll also find 3 flex rooms perfect for a den, workout space, or extra storage, along with a newer hot water tank.
Outside, you'll love the mature cherry trees blooming in the front yard and the vegetable garden in the fully fenced backyard. There's a deck for summer barbecues, a garden shed, and a permitted single-detached garage that's framed and ready for you to select your own garage doors.
Set in the heart of the established community of Whitehorn, you're within walking distance to bus stops and a 10-minute walk to the local school, with the LRT station, parks, and everyday shopping right around the corner. This property offers an incredible opportunity to enjoy space, functionality, and community living in one of Northeast Calgary's most accessible neighborhoods.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2333036 |
| **Bedrooms** | 3 |
| **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 |

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|---|---|
| **Home Style:** | Attached-Side by Side, Bungalow |
| **Total Living Area:** | 872.5 sq. ft. |
| **Main Level Finished Area:** | 872.5 sq. ft. |
| **Below Grade Finished Area:** | 737.1 sq. ft. |
| **Lot Area:** | 2,637 sq. ft. |
| **Lot Frontage:** | 25'11 7/8 " |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1982 (Age: 44) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 8210278 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Metal Siding, Wood Frame |
| **Structure Type:** | Duplex |

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|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 1 |
| **Parking:** | Alley Access, On Street, Single Garage Detached |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Lower Level |
| **City Quadrant:** | Northeast |
| **Community:** | Whitehorn |
| **Appliances:** | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 5'10" × 5'9" · |
| **Main Floor** | Living Room · 13'11" × 13'3" · |
| **Main Floor** | Dining Room · 10'6" × 7'10" · |
| **Main Floor** | Kitchen · 9' × 8' · |
| **Main Floor** | Laundry · 9'11" × 4'8" · |
| **Main Floor** | Bedroom · 9'7" × 7'10" · |
| **Main Floor** | Bedroom · 12'7" × 7'7" · |
| **Main Floor** | Bedroom - Primary · 11'4" × 9'3" · |
| **Main Floor** | Sunroom/Solarium · 9'11" × 9'6" · |
| **Basement** | Laundry · 6'3" × 4'11" · |

| | |
|---|---|
| **Basement** | Kitchenette · 12'4" × 8'7" · |
| **Basement** | Game Room · 18'6" × 8'8" · |
| **Basement** | Storage · 9'1" × 8'4" · |
| **Basement** | Den · 9'3" × 8'2" · |
| **Basement** | Flex Space · 12'2" × 10'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | No Animal Home, No Smoking Home, Open Floorplan |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Shed |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-CG |
| **Listed Date:** | Jul 31, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/83-whitworth-way-ne-calgary-a2333036/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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