



# 11 Westview Drive Calgary Alberta

\$650,000

PROPERTY IS C/S, WAITING FOR DEPOSIT TO CHANGE STATUS TO PENDING Welcome to 11 Westview Drive SW, this 3-bedroom, 1,152-square-foot raised bungalow sits on a 60-foot-wide lot in the sought-after community of Westgate. This exceptional lot features a stone patio and coveted west-facing back yard. The living room is a generous size with a large picture window which offers lots of natural light. The dining room is open to the living room which oversees the back yard. The bedrooms are all a good size, with hardwood floors in each. The bathroom was updated a few years ago featuring a large walk-in shower. The galley kitchen is a classic kitchen layout that's simple with appliances that service both sides. The lower level is developed with a large recreation room that provides many options, such as a play area for kids or a media room for the whole family. Other developed areas are a 4th bedroom with w closets, a hobby/crafts room, and a 3-piece bathroom. This home is ideally situated close to three different schools, a playground, close to Edworthy Park, shopping, public transportation, and a short drive to downtown. (id:6769)

Recreational, Games room 19.42 Ft x 9.92 Ft  
Laundry room 19.58 Ft x 12.08 Ft  
Bedroom 16.42 Ft x 9.92 Ft  
Other 10.42 Ft x 10.67 Ft  
3pc Bathroom 7.50 Ft x 5.58 Ft  
Dining room 11.25 Ft x 8.25 Ft

Living room 19.75 Ft x 11.33 Ft  
Kitchen 11.08 Ft x 7.50 Ft  
Primary Bedroom 13.00 Ft x 12.08 Ft  
Bedroom 12.08 Ft x 7.58 Ft  
Bedroom 12.50 Ft x 9.58 Ft  
3pc Bathroom 6.67 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.georgebyrna.ca/>



See

**Mirror**

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