



# 364 Westwood Drive Calgary Alberta

\$789,000

Sitting on a 55 ft X 110 ft lot offering you potential development opportunities in the near future -- subject to city approval -- is this beautiful property on a quiet street only one block from the 45th St C-Train Station on 17th Ave SW, and near downtown as well as all amenities including schools, shopping, and parks. This bright and clean 3 bedroom bungalow with double detached garage and 1-bedroom 1-office illegal basement suite in Westgate features hardwood flooring and significant updates including newer furnace, newer bathroom and newer kitchen cabinets, plus central air conditioning. FYI Showing times are restricted due to responsible tenants on both levels asking for more time to prepare for viewings. Consider this place as the ideal holding property for future development possibilities. (id:6769)

Family room 12.50 Ft x 10.58 Ft  
Other 10.92 Ft x 7.67 Ft  
Office 12.00 Ft x 8.83 Ft  
Bedroom 12.17 Ft x 10.67 Ft  
Storage 11.17 Ft x 5.25 Ft  
4pc Bathroom 8.33 Ft x 5.83 Ft  
Living room 18.25 Ft x 13.42 Ft

Dining room 9.00 Ft x 8.83 Ft  
Other 12.25 Ft x 11.42 Ft  
Bedroom 10.17 Ft x 8.17 Ft  
Primary Bedroom 12.75 Ft x 12.25 Ft  
4pc Bathroom Measurements not available  
Bedroom 11.75 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.mycalgaryhome.ca/>



See

**Mirror**

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