



## 45 Westover Drive Calgary Alberta

\$715,000

For more information, please click on the Brochure button below. This charming bungalow is located on a quiet street in the inner-city neighbourhood of Westgate. Being a reversed pie shape lot, the front of the house has great curb appeal with plenty of street parking and a front driveway. The main floor features a living room, a dining room, an updated kitchen that overlooks the backyard, a 4-piece bathroom with granite countertop, a primary bedroom with a built-in closet organizer, and two other spacious bedrooms. There is hardwood flooring throughout the main floor that has been preserved with carpet covering. The basement has a large bedroom with a walk-in closet, a family room, a home office, a 3-piece bathroom, and the utility/laundry room. The house has been upgraded to 100-amp service. The plumbing is copper. The hot water tank, furnace and asphalt shingles were installed in 2009. The backyard has a very large deck, shed, clothes line, park pad and single detached garage. This is a family-oriented neighbourhood, with many amenities including schools, parks, an LRT station and shopping near by. The location of this home provides not only quick access to downtown Calgary, but is also a short drive to 16th Avenue to easily escape to the mountains for a weekend retreat. (id:6769)

Recreational, Games room 21.67 Ft x 14.25 Ft

Laundry room 15.08 Ft x 14.08 Ft

Bedroom 17.83 Ft x 8.83 Ft

Bedroom 12.67 Ft x 11.25 Ft

3pc Bathroom 4.92 Ft x 4.67 Ft

Kitchen 12.50 Ft x 10.17 Ft

Dining room 10.58 Ft x 8.17 Ft

Living room 15.17 Ft x 12.75 Ft

Primary Bedroom 12.33 Ft x 10.67 Ft

Bedroom 10.17 Ft x 9.17 Ft

Bedroom 10.17 Ft x 8.08 Ft

4pc Bathroom 10.17 Ft x 6.50 Ft

Listing Presented By:



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**Mirror**

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