



145 Waskatenau Crescent Calgary Alberta

\$895,000

Welcome to 145 Waskatenau Crescent SW in the highly sought-after community of Westgate! This sweet little 1025sqft bungalow is situated on a spacious 60' x 100' corner lot and has been lovingly maintained for the last 39 years. Perfect for builders, developers, and investors, this property also offers a wonderful opportunity for those looking to settle in an established neighborhood. Enjoy the convenience of nearby shopping, restaurants, schools, and parks, with the added bonus of the LRT just a block away! The main floor features hardwood flooring, three bedrooms, and a main bathroom. The kitchen, dining and living room all have large windows that invite plenty of natural light in. The recently developed basement includes a 2-bedroom illegal suite with a discreet entrance, perfect for potential rental income. The backyard is a gardener's paradise, complete with fruit trees and a single detached garage and parking pad. Come explore the potential of this lovely home and the vibrant community it's nestled in! (id:6769)

3pc Bathroom 5.17 Ft x 9.58 Ft

Bedroom 11.67 Ft x 7.58 Ft

Bedroom 11.92 Ft x 8.08 Ft

Kitchen 11.75 Ft x 11.25 Ft

Recreational, Games room 9.75 Ft x 18.58 Ft

Storage 3.75 Ft x 5.17 Ft

Furnace 12.00 Ft x 26.00 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.08 Ft x 7.83 Ft

Bedroom 11.42 Ft x 9.00 Ft

Dining room 9.17 Ft x 9.00 Ft

Foyer 11.42 Ft x 6.00 Ft

Kitchen 11.42 Ft x 11.00 Ft

Living room 14.17 Ft x 12.33 Ft

Primary Bedroom 13.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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