



47 Westwood Drive Calgary Alberta

\$650,000

| 3 BEDS UP | 2 FULL BATHS | 1,075 SQFT MAIN LEVEL | BUNGALOW IN WESTGATE | 50' x 100' LOT WITH WEST FACING BACKYARD | ORIGINAL OWNER | SEPARATE BACK ENTRY | SINGLE DETACHED GARAGE | REFINISHED ORIGINAL HARDWOOD | NEW FURNACE 2022 | HOT WATER TANK 2023 | 5 EGRESS-SIZED WINDOWS IN BASEMENT | GREAT SUITE POTENTIAL | QUICK POSSESSION AVAILABLE | INVESTOR ALERT or PERFECT STARTER HOME! This solid 3-bedroom, 2-bath bungalow in desirable Westgate sits on a full 50' x 100' lot with a west-facing backyard--ideal for sunny evenings of entertaining. With 1,075 sqft on the main level, this home features refinished original hardwood, mid-century charm throughout, and has been lovingly maintained by the original owner for 66 years. The separate back entry and 5 egress-sized basement windows offer excellent suite potential (subject to approval and permitting by the city/municipality). Recent updates include a new furnace (2022) and hot water tank (2023). Single detached garage, quick access to downtown, and walking distance to schools and transit. A rare chance to own in a mature, family-friendly neighborhood--first time on the market! Be sure and check out the 3D Tour! (id:6769)

4pc Bathroom 15.50 Ft x 12.83 Ft

Other 8.67 Ft x 5.92 Ft

Laundry room 6.58 Ft x 6.08 Ft

Furnace 4.33 Ft x 2.83 Ft

Recreational, Games room 32.17 Ft x 12.75 Ft

Kitchen 14.83 Ft x 13.42 Ft

Living room 15.08 Ft x 13.25 Ft

Dining room 9.08 Ft x 8.25 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Primary Bedroom 12.25 Ft x 11.92 Ft

Bedroom 10.25 Ft x 8.00 Ft

Bedroom 10.92 Ft x 10.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<http://calgaryeliterealestate.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca