

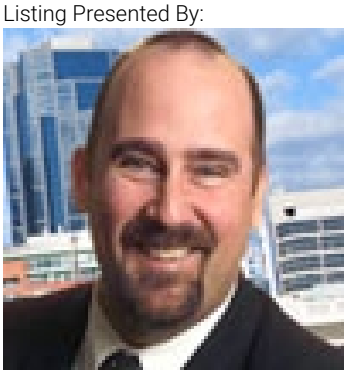
45 Westover Drive Calgary Alberta

$849,900

* OPEN HOUSE | SATURDAY, NOV. 21, 12:30-2:30PM * Welcome to 45 Westover Drive SW, a beautifully updated bungalow in the established community of Westgate, where mature neighbourhood charm meets modern everyday living. With four bedrooms, three full bathrooms, a fully finished basement, and parks and green space just steps away, this home offers the space, comfort, and convenience buyers are looking for. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The kitchen serves as the heart of the home, featuring granite countertops, stainless steel appliances, a built-in gas range, a central island, and plenty of cabinetry. The adjoining dining and living areas flow naturally together, creating a welcoming space to gather with family and friends. Built-in shelving and an electric fireplace add warmth and character to the living room. The main floor features two bedrooms, including a spacious primary retreat with its own five-piece ensuite, along with an additional four-piece bathroom. Downstairs, the fully finished basement provides even more room to enjoy, with a generous recreation area, two additional bedrooms, a full bathroom, and laundry. The home also features a 200-amp electrical panel. Whether you're accommodating guests, working from home, or looking for extra living space, this flexible layout offers plenty of possibilities. Outside, enjoy a fully fenced yard, a deck for summer gatherings, and a welcoming front porch. A detached single garage and additional parking pad provide practical convenience. One of the home's greatest advantages is its location. Situated in the established community of Westgate, you'll enjoy nearby parks, playgrounds, schools, shopping, and convenient access to the LRT and major routes. It's a neighbourhood that offers the comfort of an established residential setting while keeping ever...

4pc Bathroom 8.08 Ft x 4.92 Ft
Bedroom 10.25 Ft x 10.50 Ft
Bedroom 10.92 Ft x 13.17 Ft
Laundry room 6.58 Ft x 6.00 Ft
Recreational, Games room 16.75 Ft x 27.42 Ft
Storage 6.17 Ft x 6.67 Ft
Furnace 7.08 Ft x 6.00 Ft
5pc Bathroom 10.08 Ft x 4.92 Ft
5pc Bathroom 10.25 Ft x 10.08 Ft
Bedroom 12.50 Ft x 9.25 Ft
Dining room 10.42 Ft x 6.92 Ft
Kitchen 10.42 Ft x 13.92 Ft
Living room 12.92 Ft x 19.08 Ft
Primary Bedroom 12.42 Ft x 10.83 Ft

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca