



88 Westminster Drive Calgary Alberta

\$640,000

An exceptional opportunity awaits in the desirable community of Westgate. Offered as-is, where-is, this property sits on a generous 52 ft x 105 ft lot, providing an ideal canvas for redevelopment, renovation, or a custom build. Westgate is loved for its mature trees, welcoming atmosphere, and unbeatable access to amenities on Calgary's west side. Residents enjoy close proximity to Westbrook Mall, the Westbrook LRT Station, Shaganappi Golf Course, Edworthy Park, numerous schools, restaurants, and major commuter routes, with downtown just minutes away. In addition to the front driveway and rear parking pad, the property also features an impressive 28 ft x 28 ft oversized double garage, fully heated and equipped with high-end storage and a compressor, perfect for mechanics, hobbyists, or anyone needing a functional workspace. Whether you're a developer, investor, or future homeowner, this location offers a rare chance to bring your vision to life in a well-established neighbourhood. With its prime lot size, outstanding garage, and access to every convenience, this Westgate property presents endless potential for the right buyer. (id:6769)

Other 3.75 Ft x 8.75 Ft

Living room 13.17 Ft x 16.33 Ft

Dining room 8.33 Ft x 9.00 Ft

Kitchen 10.08 Ft x 10.08 Ft

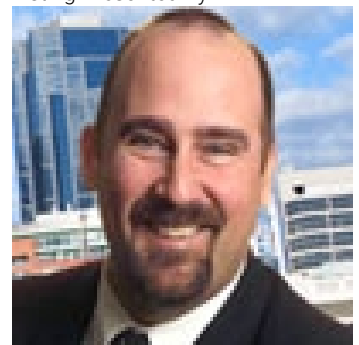
Primary Bedroom 10.17 Ft x 12.17 Ft

Bedroom 10.17 Ft x 11.17 Ft

Bedroom 10.17 Ft x 10.17 Ft

4pc Bathroom 6.42 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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