

81 Westminster Drive SW
Calgary, Alberta

MLS # A2286445



\$819,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: Total appliances: 2x fridge, 2x stove, 2x dishwasher, 2x washer, 2x dryer, 2x garage door opener controls

An exceptional opportunity in the heart of Westgate featuring a legalized basement suite, an ideal property for investors or homeowners looking to offset their mortgage with strong income potential. Opportunities like this on a large corner lot in an established SW community are rare. Situated on a spacious 6,985 sq ft lot that was recently rezoned to RC-2, this well maintained corner lot bungalow offers over 1,100 sq ft above grade with 3 bedrooms on the main floor, including the primary bedroom, and a full 4-piece bathroom. The upstairs flooring has been upgraded to durable luxury vinyl plank, giving the home a fresh, modern feel. The kitchen is both stylish and functional, complete with rich cabinetry, stainless steel appliances, and a generous island with breakfast bar seating that makes everyday living and entertaining comfortable and practical. The fully developed legalized basement suite features a separate exterior entrance and includes 1 bedroom, a full kitchen, its own appliances, and comfortable living space. Significant attention has been given to privacy and comfort, with added insulation and soundproofing in the basement ceiling. Each suite is equipped with its own separate appliances, and the home also features a new washer and dryer, making this a truly turnkey income property with strong rental appeal. The private, fenced backyard is framed by mature trees and offers a patio area for relaxing or hosting friends. A single detached garage plus additional parking provides excellent functionality for both owner and tenant use . Westgate is known for its welcoming community feel and unbeatable convenience. You are just minutes from schools, walking and bike paths, the Bow River Pathway, and a nearby dog park, making it easy to enjoy the outdoors year round. With quick access to major routes and downtown, this location continues to be one of Calgary's most

desirable and established neighbourhoods. Whether you are expanding your investment portfolio or looking for a home with built-in income potential, this legalized suite property checks all the boxes. Schedule your private showing today.