

38 Westwood Drive SW
Calgary, Alberta

MLS # A2299811



\$829,999

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|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| Division: | Westgate | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,209 sq.ft. | Age: | 1958 (68 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Asphalt, Front Drive, Off Street, Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape | | |

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|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Separate Entrance | | |

Inclusions: Dishwasher x2, Washer x2, Dryer x2, Refrigerator 2, OTR x2, Range x2

OPEN HOUSE April 19 (1 PM - 3 PM) Welcome to this beautifully refreshed and updated bungalow where timeless charm meets modern comfort, nestled on a quiet tree-lined street with inviting curb appeal and abundant natural light throughout. Freshly painted and featuring large updated windows, gorgeous stained original hardwood floors, and an open-concept living and dining area perfect for everyday living and entertaining. The updated kitchen offers stainless steel appliances, ample quartz counter space, and stylish functional finishes. The spacious primary suite provides a serene retreat with a private ensuite featuring dual sinks, quartz vanity, glass shower, and excellent built-in closet space. Two additional main floor bedrooms offer flexibility for family, guests, or a home office, with one bedroom conveniently hosting the main floor washer and dryer. A second full bathroom includes a soaker tub and quartz counters. The lower level features a 1-bedroom illegal basement suite ideal for a mortgage helper or in-law accommodation, currently configured as one home but easily separated, complete with open island kitchen, large living and dining area, separate laundry, one bedroom, and full bath. The side entrance off the kitchen leads to a perfect BBQ area and fully fenced backyard. The single attached garage features a newly poured concrete floor, with front driveway parking for at least two additional vehicles. Additional upgrades include fresh paint (2026), additional pot lights(2026), central A/C (2023), hot water tank (2020), newer roof (2018), furnace (2017), upgraded attic insulation (2020), and more. Ideally located close to schools, parks, shopping, and transit including the LRT, this move-in-ready home offers excellent value and income potential in a desirable established neighbourhood.