

**86 Warwick Drive SW**  
**Calgary, Alberta**

**MLS # A2302230**



**\$839,900**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Wired for Sound		
<b>Inclusions:</b>	Outdoor Kitchen		

Welcome to 86 Warwick Drive SW, a beautifully renovated home in the highly sought-after community of Westgate. Located just minutes from downtown and within walking distance to the 45th Street LRT, this property offers the perfect blend of inner-city convenience and established neighbourhood charm. The main floor showcases a bright, open-concept layout designed for both everyday living and effortless entertaining. At the heart of the home is a stunning kitchen featuring a premium stainless steel appliance package, including a gas stove, Sharp microwave, hood fan, and dishwasher. Quartz countertops, custom cabinetry, and designer finishes are complemented by Restoration Hardware lighting and high-end Grohe and Delta fixtures. Rich hardwood and tile flooring, along with Hunter Douglas window coverings, add warmth and refinement throughout. Upstairs, you'll find three well-appointed bedrooms and a stylish 3-piece bathroom, all finished to the same high standard. The fully developed basement offers exceptional flexibility, complete with two additional bedrooms, a spacious rec room, a 4-piece bathroom, dedicated storage, and a full secondary kitchen with stainless steel appliances. A built-in Murphy bed enhances the functionality of the space, making it ideal for guests or multi-purpose living. The basement also features a premium home theatre setup with an Epson Home Cinema 4010 projector and a 92-inch Severtson acoustically transparent screen with integrated speakers. Thoughtful upgrades throughout the home include PEX plumbing, a water softener, a 50-gallon AO Smith commercial-grade hot water tank, Lennox air conditioning, upgraded attic insulation, Lux bedroom windows installed in 2019, and a new roof completed in 2020. The home is further enhanced with a comprehensive security system, integrated audio, and a

new sewer line installed as a proactive improvement, with no history of backup. Outside, the property is finished in durable acrylic stucco and surrounded by a fully landscaped yard designed for both beauty and functionality. Enjoy a stamped concrete walkway and patio, a large rear deck, Rundle stone retaining walls, mature trees, and a fully equipped outdoor kitchen with a built-in BBQ. A concrete garage and completed hot tub rough-in add even more value and future potential. This is a rare opportunity to own a truly turnkey home in one of Calgary's most established and connected southwest communities.