

**81 Westminster Drive SW**  
**Calgary, Alberta**

**MLS # A2304426**



**\$769,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance		

**Inclusions:** N/A

Discover this meticulously maintained 1,100+ sq. ft. bungalow on a sprawling corner lot in the highly sought-after community of Westgate. This turnkey property features a Legal Basement Suite, making it an ideal mortgage helper or a savvy addition to any investment portfolio. The main level offers a bright, open floor plan with a modern, oversized kitchen complete with a large island, extensive cabinetry, and ample storage. This floor includes three generous bedrooms, a 4-piece bathroom, and its own dedicated laundry room. The Legal Basement Suite is accessible via a separate entrance and is thoughtfully designed for comfort and privacy, featuring added insulation and soundproofing in the ceiling. It includes a spacious bedroom, 4-piece bath, full kitchen, cozy living area, and its own private laundry facilities. Both units are fully equipped with separate appliances. Outside, enjoy the vast space of a large corner lot and a single detached garage. Located just steps from local green spaces and top-rated schools, this home offers unparalleled convenience with easy access to shopping and a quick downtown commute. Don't miss out on this exceptional Westgate gem!