

126 Winston Drive SW
Calgary, Alberta

MLS # A2304763



\$499,900

Division:	Westgate		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	875 sq.ft.	Age:	1961 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Wedge		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Soaking Tub, Storage		

Inclusions: none

Looking for a beautiful, bright, well-maintained home with no condo fees? Here's your chance! Whether you're looking for a starter home, downsizing, or looking for an investment property, 126 Winston Drive is one you don't want to miss! Having been tastefully updated with professionally refinished original hardwood floors this home is fully of character and built to last. The west facing living room is adjacent to the kitchen and dining room. There are 2 good sized bedrooms and an updated main bath with soaker tub to complete this level. There is a separate side entrance with access to the partially finished basement which offers endless possibilities to expand your living space or could easily be suited for extra income (subject to city approval and permits). You have an extra-large lot (35.2 m/115.5 ft centre depth of the lot) with off street parking in back and still plenty of yard to enjoy. Just steps to a park and close to schools, transit, the amenities of signal hill and an easy commute to downtown, this home is a must see!