

45 Westover Drive SW
Calgary, Alberta

MLS # A2317704



\$949,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,073 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Absolutely immaculate bungalow in this established community of Westgate. This move-in-ready home features an open-concept design with a bright stylish kitchen overlooking the family room, breakfast nook, and 2 spacious bedrooms on the main floor. The main level is highlighted by a new renovated kitchen, boasting brand-new cabinets, stylish backsplash and countertops, and newer stainless steel appliances, flowing seamlessly into the dining area and a cozy living room ideal for relaxing or entertaining. The fully finished basement provides exceptional additional living space with a recreation room, 2 additional bedrooms, and a full bathroom, ideal for guests, hobbies, or extended family. This house have all new updated plumbing, electrical, furnace, hot tank, light fixture, drywall & insulation. Located steps from a green space and playground, with schools, shopping, and transit, including the LRT. Don't miss out on this exceptional home - CALL TODAY!