

23 Winslow Crescent SW Calgary, Alberta

MLS # A2343499



\$849,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, French Door, Quartz Counters, Recessed Lighting, Soaking Tub		

Inclusions: Upstairs TV mount & storage room cabinets.

OPEN HOUSE SATURDAY, SEPTEMBER 12TH FROM 1-4 PM. Positioned on a quiet street in the established community of Westgate, this beautifully renovated 3+1 bedroom bungalow offers over 2,100 sq ft of bright, comfortable living space. The main level features hardwood floors and an airy living room with a charming bow window and a welcoming corner fireplace. The kitchen—renovated in 2024 by Beautiful Renovations—showcases quartz countertops, cream colored cabinetry, and stainless steel appliances, including a new KitchenAid refrigerator, built in microwave, and Samsung dishwasher. Custom shelving and a handcrafted rangehood by Blackbeard Woodworking add a bespoke touch. A casual dining area with a stylish light fixture sits adjacent to the kitchen. Three generously sized bedrooms and an updated 4 piece bath complete the main level. The fully developed basement extends the living space with a large recreation/family room, a fourth bedroom, a spa like 4 piece bath, and a well appointed laundry room with sink and storage. Additional upgrades include central air conditioning, custom Hunter Douglas blinds installed by Normandeau, triple pane windows on the main level and double pane windows in the basement by Aurora Window Systems, increased attic insulation, a furnace humidifier, added cold air return, and an additional hot water heater with instant hot water pump. The exterior paint has been refreshed, and the backyard has been professionally landscaped with cedar garden boxes, a cedar sandbox, and a charming two storey playhouse. A double detached garage provides easy parking. This lovely family home is ideally located just blocks from scenic Edworthy Park and close to schools, shopping, public transit, with effortless access to Bow and Sarcee Trails.