

163 Westwood Drive SW
Calgary, Alberta

MLS # A2351223



\$799,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , See Remarks, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, See Remarks		
Inclusions:	2 Awnings with 2 controls, Pergola with Awning		

Welcome to this inviting bungalow ideally situated on a desirable corner lot in the sought-after community of Westgate. Offering 3 bedrooms up plus 2 additional bedrooms on the lower level, this home delivers exceptional flexibility for families, guests, hobbies, or working from home. At the heart of the main level is a chef's kitchen – an inviting space designed for cooking, gathering, and entertaining. The adjoining living and dining areas are filled with natural light and feature a cozy fireplace that adds warmth and character. The fully developed lower level features a generous family room made for gathering, it features its own fireplace and creates the perfect retreat for movie nights, entertaining, or relaxing with family. With two additional bedrooms, a flex room and a bathroom downstairs, the lower level offers tremendous versatility. And then there's the yard – truly something special. Set on a generous corner lot, this beautifully maintained outdoor space offers room to entertain, garden, play, and simply enjoy summer. It's the kind of yard that becomes the backdrop for years of family memories. The oversized detached garage with a loft provides exceptional space for vehicles, storage, hobbies, or a workshop, adding even more functionality to this wonderful property. The location is equally impressive. Enjoy easy access to green spaces, Edworthy Park, the LRT, schools, shopping, and everyday amenities, making this an ideal setting for both an active lifestyle and the practicalities of family life. Whether you're heading out for a walk, commuting across the city, taking the kids to school, or enjoying the nearby parks and amenities, so much is conveniently close by. From the chef's kitchen to the two fireplaces, incredible lower-level family room, five-bedroom layout, lots of storage space, oversized

garage, and a yard you'll absolutely fall in love with, this is a Westgate home that truly offers the complete package. This well-loved home with a practical floor plan, generous living spaces, comes with endless possibilities. Exceptionally located. NOTE: Some images are virtually staged. It's Your Key to the Lifestyle You've Always Dreamed Of . . . Make it Yours!