

45 Westover Drive SW
Calgary, Alberta

MLS # A2353634

\$899,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

* OPEN HOUSE | SUNDAY, NOV. 1, 12:30PM - 2:30PM * Welcome to 45 Westover Drive SW, a beautifully updated bungalow in the established community of Westgate, where mature neighbourhood charm meets modern everyday living. With four bedrooms, three full bathrooms, a fully finished basement, and parks and green space just steps away, this home offers the space, comfort, and convenience buyers are looking for. Step inside to a bright, open-concept main floor designed for both everyday living and entertaining. The kitchen serves as the heart of the home, featuring granite countertops, stainless steel appliances, a built-in gas range, a central island, and plenty of cabinetry. The adjoining dining and living areas flow naturally together, creating a welcoming space to gather with family and friends. Built-in shelving and an electric fireplace add warmth and character to the living room. The main floor features two bedrooms, including a spacious primary retreat with its own five-piece ensuite, along with an additional four-piece bathroom. Downstairs, the fully finished basement provides even more room to enjoy, with a generous recreation area, two additional bedrooms, a full bathroom, and laundry. Whether you're accommodating guests, working from home, or looking for extra living space, this flexible layout offers plenty of possibilities. Outside, enjoy a fully fenced yard, a deck for summer gatherings, and a welcoming front porch. A detached single garage and additional parking pad provide practical convenience. One of the home's greatest advantages is its location. Situated in the established community of Westgate, you'll enjoy nearby parks, playgrounds, schools, shopping, and convenient access to the LRT and major routes. It's a neighbourhood that offers the comfort of an established residential setting while keeping everyday amenities within

easy reach. If you've been searching for an updated bungalow with room to grow in a well-connected Calgary neighbourhood, 45 Westover Drive SW is worth a closer look.