

\$879,900 - 70 Waskatenau Crescent Sw, Calgary

MLS® #A2084537

\$879,900

4 Bedroom, 4.00 Bathroom, 1,363 sqft

Residential on 0.16 Acres

Westgate, Calgary, Alberta

Are you in search of a spacious bungalow boasting a sizeable west-facing backyard, tucked away in a tranquil crescent within one of Calgary's most sought-after inner-city neighbourhoods? Your search ends here. Positioned on an impressive 70' x 100' lot, this meticulously reimagined 1363 sq/ft open-concept bungalow exudes a blend of elegance and functionality. This residence has been expertly crafted with vaulted ceilings in the kitchen, dining, and family areas, creating an ambiance of openness and refinement. The kitchen seamlessly integrates abundant cabinet space, a raised eating bar, and top-of-the-line KitchenAid appliances, ensuring both utility and style. A convenient half bath adjacent to the kitchen adds a thoughtful touch. The family room boasts a fireplace and offers ample space for a generously proportioned sectional sofa, promising cozy gatherings and leisure. The primary bedroom showcases dual closets and ample room for a king-sized bed. The ensuite bath, adorned with a five-piece ensemble, features dual sinks, a lavish soaker tub, and an oversized glass shower. Two additional generously sized bedrooms and a three-piece bathroom complement the main floor, ensuring comfort for family and guests. Descending to the professionally developed lower level, one is greeted by a spacious family room with a fireplace, an office space, a sizeable bedroom, and a well-appointed four-piece bath. Additionally, the lower level houses a laundry



area and expansive fitness/storage spaces, offering versatility and functionality. This residence is enriched with an array of upgrades, including air conditioning, low-e windows, blown-in foam insulation, newer high-efficiency furnace, newer H2O tank, attesting to its commitment to modern comfort and efficiency. The landscaped yard is a haven featuring expansive front and back decks, ideal for outdoor gatherings and relaxation. Further enhancing this property are three storage sheds, discreet RV parking, and an oversized heated double garage, addressing all storage needs. Book your showing and make this exceptional property yours.

Built in 1959

Essential Information

MLS® #	A2084537
Price	\$879,900
Sold Price	\$855,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,363
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	70 Waskatenau Crescent Sw
Subdivision	Westgate
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C2X6

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Off Street, RV Access/Parking, RV Gated, Secured

Interior

Interior Features	Central Vacuum, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Street Lighting, Private, Treed
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2023
Date Sold	October 19th, 2023
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office

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