

\$569,800 - 5 Warwick Drive Sw, Calgary

MLS® #A2086605

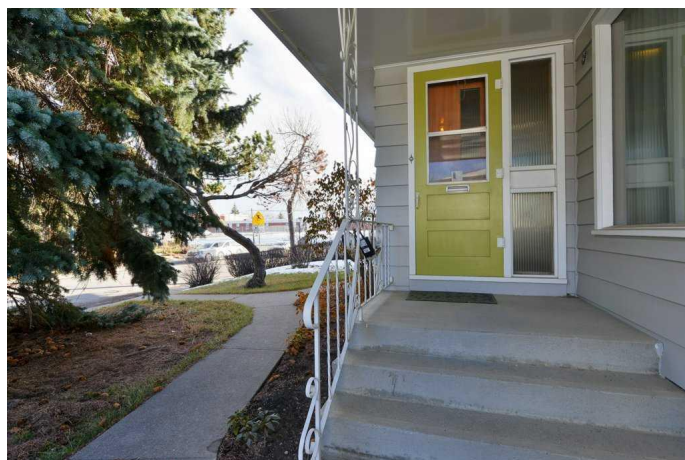
\$569,800

5 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

This exceptional opportunity awaits you in the sought-after Westgate district. Nestled on a peaceful and tranquil street, you'll discover a spacious 1,210 square foot bungalow with three bedrooms on the main level, two more in the basement, and a total of 2.5 bathrooms. This hidden gem, not previously available on the market, sits on a 60-foot-wide lot, boasting a sun-drenched west-facing backyard and a double detached garage. As you step inside, you'll be greeted by a generous entrance foyer, which leads to an expansive living room featuring a wood-burning fireplace—a cozy haven for family gatherings and relaxation. Adjacent, you'll find a spacious kitchen and dining area with seamless access to the rear yard. On the main floor, there is a four-piece bathroom and an additional half bath, providing the perfect canvas for future design and renovation possibilities. The three generously sized bedrooms on the main level boast large windows, filling the rooms with natural light. Downstairs, the lower level offers two more spacious bedrooms, a sprawling recreation room, and an additional three-piece bath. Abundant storage space and a well-sized laundry/utility room round out the basement. The recent updates to the furnace and hot water tank ensure your comfort and peace of mind. This property enjoys a prime location that is highly coveted by both tenants and families seeking an exceptional forever-home. Within walking distance, you'll find three schools, the Community Centre, vast



green spaces with parks, outdoor hockey rinks, and ball diamonds. The C-train station, Westbrook Mall, and a quick 10-minute commute to downtown add to the convenience and desirability of this remarkable opportunity. Unleash your vision and unlock the full potential of this Westgate gem, creating the home of your dreams in this coveted locale.

Built in 1957

Essential Information

MLS® #	A2086605
Price	\$569,800
Sold Price	\$610,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2R5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Storage, Suspended Ceiling
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 10th, 2023
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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