

\$819,000 - 54 Warwick Drive Sw, Calgary

MLS® #A2136802

\$819,000

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.14 Acres

Westgate, Calgary, Alberta

Welcome to 54 Warwick, an elegant and thoughtfully updated home on one of the most beautiful tree lined streets in Calgary. This home on a 60 x 100 ft lot boasts four bedrooms and three full baths including a master ensuite (RARE!) with heated floors, custom cabinetry, dual sinks, LED mirror and tiled shower. The open concept kitchen/living room has beautiful cabinetry with an excess of storage space, granite counters and a seven foot island. With a segregated rear entrance this home is a perfect candidate for a basement suite and additional income (subject to approval and permitting by the city). The basement has two very spacious bedrooms with large egress windows allowing for plenty of natural light and the bathroom has heated floors, LED mirror and massive tiled shower. The exterior of the home has been newly painted with a 3 year warranty, backyard is fully fenced for any pets or small children you need to keep an eye on. A new patio deck is a perfect spot for hanging out with friends and enjoying the tranquility provided by the large trees and foliage. Some of the custom additions to this home have been a stunning fireplace mantle and cabinetry in the living room along with a bench under the front window with additional storage (great for additional seating and for your pets to keep an eye on the neighbourhood). There are LED lights under the kitchen island as well as on the front exterior of the house (no need for Christmas lights!). French doors into a



basement bedroom which allows for a more open concept and spacious feel within the basement. New Luxury Vinyl Plank flooring throughout, new front living room window, new taps and lights, feature wall in master bedroom, new 80â€• Aberdeen style doors (previously 78â€•), new handles. hardware baseboard and trimâ€•the list goes on.

Built in 1958

Essential Information

MLS® #	A2136802
Price	\$819,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,073
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	54 Warwick Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2R4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door

Opener, Garage Faces Front, On Street, Oversized, Owned, Secured

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Convection Oven, Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Garburator, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Family Room, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 20th, 2024
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.