

# \$664,900 - 62 Westwood Drive Sw, Calgary

MLS® #A2161139

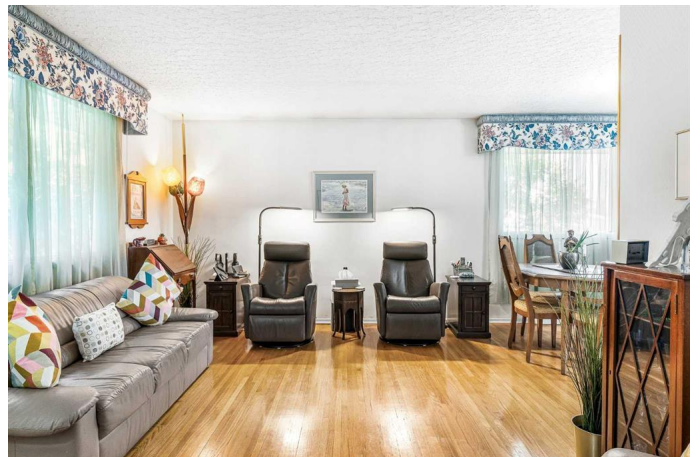
## \$664,900

4 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.13 Acres

Westgate, Calgary, Alberta

Welcome to the highly sought-after community of Westgate in Calgary, known for its beautiful mature tree-lined streets, welcoming atmosphere, and prime location. This mid-century bungalow is nestled on Westwood Drive, surrounded by a stunning canopy of large Elm trees that create a picturesque setting. Set on a spacious 500+ sq m flat, rectangular lot with East and West exposures, the property boasts an oversized single garage with a carport, mature landscaping, patio, and a generous lawn area. With over 2,000 sqft of total developed space, this fully finished bungalow has been lovingly maintained by its long-term owners. Key updates include newer windows, roof, and siding. The main floor features three bedrooms and a 4-piece bathroom, offering potential for an open-concept layout and an additional bathroom. The basement, with its clean, bright, and open floor plan includes a fourth bedroom (non-egress window), a half bath, and a laundry room. Residents of Westgate enjoy quick access to downtown, the West LRT, and major roadways, making commuting a breeze. The neighborhood offers a variety of amenities, including parks, schools, and shopping centers, catering to families, professionals, and retirees alike. Westgate's blend of mid-century charm and modern renovations provides a diverse range of options for buyers. With its community spirit, lush green spaces, and convenient location, Westgate presents an



ideal lifestyle for those seeking comfort and connectivity. This home is ready for a new family to make it their own and create lasting memories.

Built in 1958

**Essential Information**

MLS® #	A2161139
Price	\$664,900
Sold Price	\$641,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,057
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

**Community Information**

Address	62 Westwood Drive Sw
Subdivision	Westgate
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 2V7

**Amenities**

Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Detached

**Interior**

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2024
Date Sold	October 4th, 2024
Days on Market	37
Zoning	R-C1
HOA Fees	0.00

**Listing Details**

Listing Office	Royal LePage Benchmark
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