88 Westwood Drive SW
Calgary, Alberta

MLS # A2257438

$749,900

Division:	Westgate
Type:	Residential/House
Style:	Bungalow
Size:	1,095 sq.ft.
Age:	1959 (66 yrs old)
Beds:	3
Baths:	2
Garage:	Alley Access, Double Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, City Lot, Front Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, See Remarks, Suite	**LLD:**	-
Exterior:	Stucco, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Open Floorplan, See Remarks		

Inclusions: APPLIANCES MAIN FLOOR & BASEMENT

Charming Bungalow with Legal Suite in DESIRABLE WESTGATE AREA! Welcome to this beautifully maintained bungalow in the highly sought-after community of Westgate—just minutes from downtown and close proximity to the LRT station for ultimate convenience, offering quiet community living with quick access to the city core. This home offers two bedrooms and den for your office or potential to easily convert to a third bedroom. The homes open floor plan concept includes a generously sized living area and large kitchen with eating area. Features you’ll love include a newly developed legal basement suite, brand new appliances upstairs including a gas stove, Separate washer and dryer for each level including gas dryers, a gorgeous backyard on a spacious lot with updated concrete and landscaping. The detached garage offers an additional loft space with cozy fireplace! A bright, functional layout with timeless charm! Don’t miss your chance to own in Westgate—book your showing today!