

44 Winslow Crescent SW  
Calgary, Alberta

MLS # A2276396



**\$395,000**

<b>Division:</b>	Westgate		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Vinyl Windows		

**Inclusions:** N/A

Located in the highly desirable community of Westgate, just 10 minutes to downtown Calgary and close to transit, amenities, schools, and parks, this semi-detached home offers a rare opportunity to buy into an established inner-city location at a very competitive price point. The property requires a full renovation, making it an ideal fit for investors, flippers, or buyers willing to put in some elbow grease to create long-term equity in a neighbourhood where value holds strong. The basement is a clean slate, ready to be designed exactly how the new owner wants, while the main floor is primed for a complete transformation, allowing for a fresh layout, modern finishes, and endless potential. Homes this affordable rarely come to market in Westgate, making this a standout opportunity for anyone looking to renovate smart and capitalize on location, upside, and future value.